City Council of Peachtree City
Agenda
July 20, 2006
7:00 p.m.

I. Call to Order

II. Pledge of Allegiance

III. Announcements, Awards, Special Recognition
Remind Attendees to Turn Off Cell Phones
Recognize Scott McCord for 10 Years of Service
Recognize Sam Smith for 15 Years of Service
Recognize Employee of the Month – Joe Wiegele
Recognize Mary Ann Browning for Service on Library Commission
Presentation of GMA's "Champion of Georgia Cities" Award to State Senator Ronnie Chance
Recognize July 4th Parade Winners

IV. Public Comment

V. Minutes

May 4, 2006, Executive Session Minutes	June 6, 2006, Special Called Meeting
June 1, 2006, Executive Session Minutes	June 6, 2006, Budget Workshop
June 5, 2006, Budget Workshop	June 15, 2006, Regular Meeting

VI. Monthly Reports

VII. Consent Agenda
1. Consider Budget Adjustments
2. Consider Appointments to the Development Authority – Erin Ballentine, Tom Lacey (Alternate)
3. Alcohol License – Change in Ownership – The Georgia Shrimp Company
4. Alcohol License – Change in Licensee, License Representative – Kroger #422
5. Consider Surplus of Air Compressor
6. Consider Request to Extend Alcohol License for Katie's

VIII. Old Agenda Items

IX. New Agenda Items
07-06-01 Public Hearing – FY 2007 Budget
07-06-02 Discussion on FY 2007 Budget
07-06-03 New Alcohol License – NEW – Moe's Southwest Grill
07-06-04 Briefing on ARC Performance Appraisal Project
07-06-05 Consider Acceptance of Donation of 20.07 Acres of Land Adjacent to Platinum Ridge
07-06-06 Consider Bid on Tower Halo
07-07-06 Consider Authorization of Economic Development Grant for Cooper Wiring Entrance Road
07-07-07 Consider Bid for Backhoe

X. Council/Staff Topics

XI. Executive Session

This agenda is subject to change at any time up to 24-hours prior to the scheduled meeting.

City Council of Peachtree City
EXECUTIVE SESSION
Minutes of Meeting
May 4, 2006

Mayor Harold Logsdon called the executive session to order immediately following the regular meeting on Thursday, May 4, 2006. Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford. City Manager Bernard McMullen, City Attorney Ted Meeker, and City Engineer Dave Borkowski were also present.

Borkowski briefed Council on the problems with 585 North Fairfield. The detention pond located behind the property flooded the parcel when it flooded. According to the homeowner the property has flooded five times since 2003. Rutherford said she wanted a list of claims from the insurance company. Borkowski said he would make the request.

McMullen explained that the detention pond from the commercial area on GA 74 was located in the City easement. The pond's design was inadequate. The concrete wall fell over and had been reinforced. A number of other lots had been approved with no additional detention in their plans. The current Council had approved none of the site plans. He continued Richard Simms had purchased the land with the detention pond. He wanted to build a commercial building. Simms proposed that the City help build a larger detention pond to solve the problem. A pond with eight to 10 feet concrete walls was needed. Borkowski added that the undisturbed buffers would be gone since the pond would be built to the property line.

McMullen asked Council to authorize Meeker to negotiate a reasonable price in order for the City to buy the Simms' property. The City would then use the property to build an adequate detention pond.

Meeker said that each of the commercial projects was supposed to have its own detention. The City had erred in not ensuring that the drainage from the commercial area worked as it should. Borkowski said he had tried to strengthen the process to ensure all the asbilts were in place. Meeker said the City had culpability because it allowed the water to dump on the residential property.

Meeker continued that Simms had purchased the property for $134,000. Rutherford noted that unless Simms could get a building permit that the property was not worth. If the City bought the property, Simms could get out without losing anything. Borkowski said the last time he spoke to Simms that the developer was not able to build a detention pond to the City's standards. The wall would cost $100,000.

Meeker said something had to be done to fix the problem. Rutherford said she would rather buy Simms' property and fix the problem than to keep buying houses with flood problems. Meeker said if the City bought Simms' property, then the problem in Fairfield would be solved. Borkowsi said he did not want it to look like the City was subsidizing development. McMullen pointed out that this was one of the projects on the stormwater list. The City would not put in a concrete wall, but would correct the problem with the detention pond.

Rutherford asked how much money Simms had put into the property already. Borkowski said Simms had spent some money on engineering. He added that the City would do its own engineering analysis.

Meeker said he would talk to Simms and come back with a number. Kourajian said Simms made a bad investment, and he did not want to give him a profit. Meeker said he would talk to Simms in terms of making him whole.

Rutherford moved to reconvene in regular session. Boone seconded. The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn. Plunkett seconded the motion. The motion carried unanimously. The meeting adjourned at 10:33 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
EXECUTIVE SESSION
Minutes of Meeting
June 1, 2006

Mayor Harold Logsdon called the executive session to order immediately following the regular meeting on Thursday, June 1, 2006. Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford. City Manager Bernard McMullen and City Attorney Ted Meeker were also present.

Meeker said that Richard Simms had asked $128,616 for his tract. Simms had paid $115,000. Simms had broken down his costs for the tract since his purchase. He also wanted a five percent carry cost. Meeker said he told Simms he would ask.

Kourajian asked if all of Simms' numbers were verifiable. Meeker said they were. Kourajian asked why the hydrology study was included as a cost. Meeker and McMullen indicated that the hydrology study was required by the City in connection with the site plan approval process, and was therefore a valid cost incurred by Simms. Kourajian said he would support any verified cost up to $123,346. Meeker said Council should give him permission to offer that amount with verification of costs.

Meeker said the purchase of Simms' tract would ultimately help to relieve the water problems in the area. McMullen said a detention pond would be built on the property, and the project was on the stormwater list.

Rutherford moved to reconvene in regular session. Kourajian seconded. The motion carried unanimously.

Rutherford moved to authorize the City Attorney to extend an offer to Richard Sims for the acquisition of property for the price as discussed in executive session. Logsdon seconded. The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn. Kourajian seconded the motion. The motion carried unanimously. The meeting adjourned at 10:55 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City of Peachtree City
BUDGET WORKSHOP
Minutes of Meeting
June 5, 2006
6:30 p.m.

The City Council of Peachtree City met in a workshop session on Monday, June 5, 2006, at 7:00 p.m., immediately following the special called meeting. Council Members attending were: Mayor Harold Logsdon, Steve Boone, Stuart Kourajian, and Judi Rutherford. Cyndi Plunkett was out of town. Staff members attending were: City Manager Bernard McMullen, Assistant City Manager/Developmental Services Director Colin Halterman, Finance Director Paul Salvatore, Administrative Services Director/City Clerk Jane Miller, Assistant Fire Chief Ed Eiswerth, Leisure Services Director Randy Gaddo, Public Services Director Tom Corbett, Police Major Mike Dupree, Assistant Finance Director Janet Camburn, and IT Administrator Matt Robinson.

McMullen and Salvatore gave an overview of the FY 2007 budget requests. McMullen said they would show what the departments had requested, along with his recommendations.

Salvatore went over the requested expenditures vs. the proposed expenditures. He said $1.3 million (net) was cut from the departmental operating budget requests. There had been a $752,116 (net) reduction in non-departmental requests, including the Public Improvement Program (PIP) and debt service. The total expenditure requests were cut by a net amount of $2,086,792.

Significant changes made to expenditure requests included:

- Requests for 20 new positions were cut back to six new positions ($870,000);
- Employee Performance Pay Plan revisions proposed ($125,000);
- One-time adjustment to salary increments ($62,000 increase);
- Employee Cost of Living Allowance (COLA) cut from two percent to one percent ($134,000);
- Employee contribution for health insurance increased 25% ($22,000);
- Departmental operating and capital expense requests cut back ($245,437);
- And, capital items in PIP delayed, financed, or deleted ($621,580).

McMullen briefly outlined the proposed Employee Performance Pay Plan. He said that employees now received increases for a satisfactory (2½%) or outstanding (5%) rating. Employees that were marginally satisfactory received nothing. Those rated as unsatisfactory were terminated. The proposed rating system increased the steps in the rating system. The three proposed steps for earning increases were satisfactory, 1½%; exceeds standards, 3%; and exceptional, 4½%.

Rutherford asked if performance would be definable. McMullen said Miller was working with the Atlanta Regional Commission (ARC), which was developing an appraisal tool.

The plan would allow supervisors to rate employees more realistically. Employees who received "not satisfactory" on their ratings would not receive a merit raise. Miller added that employees who received "unsatisfactory" would be terminated. Employees who received "marginally satisfactory" would be placed on probation. Rutherford clarified that the new system was more specific and less discretionary. McMullen said yes. Miller said she was in preliminary discussions with the ARC and was hopeful the ARC could provide what the City wanted.

McMullen said a one-time adjustment to salaries would be needed to get employees aligned to an increment on the pay scale. On the average, it would be less than ½% increase. McMullen said the proposed adjustment was a management tool in terms of record keeping and avoiding mistakes on people's salaries. Kourajian asked when employees were rated and were given merit raises. McMullen said they were rated on the anniversary date of employment. The proposed plan would ensure that employees at the same pay grade would make the same amount. Miller said the steps in the plan were the percentages between each potential pay increase. It would provide continuity within grades.

Dupree said it was not necessarily true that a person might exceed requirements in all categories. The plan was designed so that only 25% would be rated outstanding, 50% would exceed standards, and 25% would be satisfactory. McMullen said the goal was to establish standards, and a goal of no more than 25% of the employees rated at the top. He said that now a fraction of the employees were rated below standards, and 62-63% were rated outstanding. Kourajian asked if it should be 25% as a government entity or 25% per department. McMullen said per department. Logsdon said 25% was generous; some companies only allowed 10% at the top. Rutherford said the standards would be harder to meet, and that was not a bad thing.

Eiswerth said 62-63% could be high, but the City had good employees. The employees were asked to do many jobs, which was one reason the City had been able to keep the total number of employees lower compared to similar-sized cities. Rutherford agreed that more than 25% of the employees could be excellent. Eiswerth said the employees were very concerned. Logsdon said that, compared to other industries, the plan was generous.

Gaddo said his staff had the same reaction as the other departments to the proposed pay plan. He said that retention was important to efficiency in any operation. One reason the City operated efficiently was because it had retained good people. When morale was affected, people would leave and more would be spent on training people.

Logsdon asked if salaries would still be about the same percentage of the total budget under the proposed plan. McMullen said yes. Rutherford said she understood the concern. She wanted more definable quantifiable measures, but she was not ready to say that only 25% of the City's employees were outstanding. Gaddo said that with the additional column for supervisors to use, the numbers could fall into those percentages naturally. Rutherford agreed, and said that was why she did not want a maximum of 25% because the numbers would change with a more definable tool. Not all of the staff were overachievers, but the City did have more than the average.

McMullen continued that the recommendation was to increase the employee cost for health insurance 25%, which sounded significant. The employee share had not changed since 2001. The current cost was $16 per month for single coverage and $40 per month for a family. The proposed cost increase would be $20 per month for single coverage and $50 per month for a family. Kourajian asked if the family cost was the same regardless of the family size. McMullen said yes.

Salvatore said the new personnel in the proposed FY 2007 budget included three police officers and three firefighters. The proposed budget included a 0.25 mill increase to fund the new positions. Last year's millage rate projection for the upcoming fiscal year was 0.45 mills without any new positions.

McMullen reported that the Fire Department had just received word from the Federal Emergency Management Administration (FEMA) that the SAFER grants had been funded for this year, so the City would apply. If the City received the grant, six firefighters could be hired instead of three. Kourajian asked how the grant worked. McMullen said it was an 80, 60, 40, and 20 share, but there was a maximum of $103,000 last year. Eiswerth said the City would receive a percentage of cost over five years if the City received the grants. The Department would apply for six grants. Rutherford said that, with the grant money, this budget would not take the full hit for the additional firefighters. McMullen said it would be a gradual increase over the five years. The numbers in the budget would reflect the six positions.

McMullen said the 0.25 mill increase in the budget worked out very close to the cost of the six SAFER positions. He added that during last year's budget process, there was a 0.45 mill increase projected for FY 2007 without any new positions. Salvatore said that was so the revenues would cover the expenses without using cash reserves. The cash reserve balance was projected to decline by $1.3 million by the end of FY 2006. The proposed budget estimated that cash reserves would decline by another $880,000 by the end of FY 2007. The cash reserve estimate at the end of FY 2006 would be close to $2.7 million. The cash reserve policy target was 13.3% of revenues for cash flow purposes to avoid doing a tax anticipation note and for unforeseen contingencies and emergencies, or about $3.3 million. He said that, even with the proposed millage increases, the budget would not be on track with the reserve policy until 2009.

Rutherford asked if it would be better to pay down the debt. She said that if the City was $3.5 million in debt, then the City should have $3.5 million in cash reserves. She continued that if the City did not borrow so much, there would be more cash every year, which would build up the cash reserve. Logsdon asked Rutherford if she was talking about depleting the cash reserve to pay off the debt service. McMullen said the debt service projected for FY 2007 was $3.1 million, and that was not principal. The payment on the principal was $3 million. Rutherford clarified that the debt service was bottom line of the budget. Before anything else was done, the debt service had to be considered. The debt service was not going down; it was going up. She wanted to stop buying things on credit. Salvatore said the challenge in the past had been that the capital projects had been approved, but a millage rate increase had not.

Salvatore said the proposed FY 2007 budget was $27,285,597, which was about $2 million less than the requested budget. The increase in General Fund expenses over 2006 was 4.28%. Kourajian asked what the millage rate increase would be to cover the requested budget. Salvatore said he had not calculated it, but it would be approximately 2 mills. Logsdon said it would be around 1.7 mills.

Miller said there was a major reduction in the Mayor and Council line item, since $40,000 was not needed for an election. A new sound system was needed in Council Chambers, and $20,000 had been added to cover those costs. She noted that there was a lot of interference from cell phones and new technology with the older sound system. Robinson said he was going to try to fix the problems with new hand microphones first for about $2,000. If that solved the problem, then there would be no need to replace the entire sound system.

Salvatore said the department heads would each discuss their individual budgets. McMullen said they would go over the major highlights of their budgets and answer any questions.

Miller continued that the Human Resources budget had remained the same. Public Information would go up due to the quarterly printing and mailing of *The Update* and for website costs. Municipal Court expenses were up $6,000 for a new interpreter service. She continued that the City provided and paid for attorneys for the indigent quite often. A lot of the money was paid back through probation fees, which went into the General Fund, not to offset Administrative Services expenses. There were six to seven attorneys on the list who provided service at a set rate.

Miller said the budget for Teen Court had been reduced from $10,000 to $5,000. Rutherford asked the status of the proposed court. Dupree said that a meeting was scheduled the next week provided everyone was in town. The City had looked into sponsoring a court for the City, but it should be a County project. McMullen said the funds would be to help pay a coordinator. The only funds spent last year were to send Dupree to training. McMullen said a full-time coordinator would be needed, and all the municipalities would have to budget funds and approve the concept. Rutherford asked if the County supported the idea. Logsdon said the Commissioners wanted to have a presentation on the program. Juvenile Court Judge Tarey Schell supported the program. Dupree said there had not been a representative from the Fayette County Sheriff's Department participating in the discussions. The County's representative had been from Court Services.

Kourajian asked why Council training had increased 29%. Miller explained that Council Members were taking the opportunity to train and that cost more money. All five were attending the Georgia Municipal Association (GMA) training this summer. McMullen added that there was also required training for the three new Council Members.

Rutherford asked what the health insurance costs were based on. Salvatore said the budget had been cut by $500,000, from $2.1 million to $1.6 million. He said the FY 2006 budget was right on track. Rutherford asked if service had improved. Miller said it had improved somewhat.

Kourajian asked about the budget for employee training. Miller said that Human Resources was responsible to see that all employees were trained; however, some departments included training in their budgets. The Human Resources budget also covered such items as CPR training, sexual harassment training, or the Spanish in the Workplace classes.

Salvatore said Financial Services had three departments – Finance, Purchasing, and IT. It was 4% of the total budget. He added it was a baseline budget with no new personnel or capital items requested. Logsdon noted that IT had increased 15%. Salvatore said a new employee had been added this year. There were not any pension costs in the current budget, but those costs would be added at the employee's one-year anniversary. Two employees had also switched from single insurance coverage to family coverage.

Rutherford asked about health costs. McMullen said that Clark Weeks' analysis would be completed soon.

Dupree said that the Police Department had originally requested 12 new positions, including one staff assistant. Three officers had been recommended. Dupree said cutting the number of officers created a problem and affected the Department's multi-year plan. Boone recalled that Chief Murray had said some of the positions could be reimbursed by the federal government. Dupree said he was not sure where the three officers would be assigned. Without the additional personnel, the Department would not be able to switch to a fifth zone. Without a fifth zone, another officer would be needed in the Kedron area once the Target center opened. The officers would be needed on the street, but the decision was Chief Murray's.

Dupree said the Police Department list included hydraulic gates at $33,740 and the purchase of 33 mobile data terminals (MDTs), which would bring the department total to 41. Dupree said the hydraulic gate system was very new and would require a service contract. Rutherford asked if staff could be trained to do the servicing. McMullen said it was very specialized. Robinson said the MDTs were essentially a laptop computer that was used to run data and GCIC checks from the field. McMullen added that it was a laptop in a car with the software to tie into the GCIC and with the ability to fill out and electronically submit reports. Currently, the officers wrote out the reports and gave them to an administrative person, who typed them and gave them to the shift lieutenant or sergeant. With the MDTs, the reports would be electronically sent to the lieutenant/sergeant, who would review the reports and send them to the administrative person to print.

Dupree continued that the Department had requested a Ford F250, but had given it up for another year. The truck would have been used for special events equipment. Patrol DVD recorders would cost $30,000 and would replace the VHS recorders. It was new technology, but the tapes had to be stored for five years, and storage space was getting scarce. Rutherford said the City had other trucks that the Department could use when needed. There was no reason the departments could not share resources.

Dupree said there was a request for a mapping system, $15,000, for the accident investigation team. The Department's team was one of the best in the state, and they wanted to keep the team well equipped.

Other items included a parking lot expansion, and an expansion of the evidence room ($15,000) was a significant priority. The room was full to capacity, which could affect evidence and cases. All of the computers in the pornography cases had to be stored until they were cleared by the GBI, which could take one to two years. Funds were also allocated to repair the water damage.

Dupree continued that the Department had originally requested 10 new vehicles. Due to the fleet age, seven vehicles would be replaced and the other three vehicles would be needed for the three new officers. McMullen said they would look at the projection each year. There were still 10 police vehicles to be delivered for FY 2006. Captain Stan Pye said the Department had 38 vehicles on paper, with 32 vehicles used as patrol/response vehicles.

Logsdon asked about retirement costs. McMullen said the City was retaining a higher number of employees, which meant the costs were higher. Salvatore said the pension fund was working back up to being fully funded, and was meeting or exceeding the benchmarks. The interest rates were still low even though the benchmarks had been met. It would take time to build back up.

Eiswerth said the most important need for the Fire Department was manpower. With the addition of the three firefighters, all equipment would be manned on a shift. He said he was not as optimistic about receiving the SAFER grants as others. The City was the lowest in taxes for Class B cities and had the smallest fire and police departments. The Department would put in for the grants. Lieutenant Peki Prince was on the selection committee, but would not be allowed to look at the City's application.
Eiswerth continued that the plans for Station 83's living quarters were on track for $126,000. The design was in this year's budget.

Eisworth noted that items had been removed from the Department's request. A command vehicle had been cut out of the requests, and a fire truck was delayed. New radios for the engines had also been cut out.

Rutherford noted that the Department had said 17 firefighters were needed per shift at the Council Retreat. Eisworth said the Department was very close to an ISO 3 rating, and the number of personnel had always been the low point. The Department had scored very low in that area.

Rutherford asked about the funds designated for promotions. McMullen said each shift now had a lieutenant and a sergeant. They wanted to take the lieutenant to captain. Rutherford clarified that when the Department was working with other entities on incidents, then the ranks of City's staff would be similar to those personnel from the other departments. McMullen said that, currently, there was no money in the budget. The Fire Department was basically reclassifying positions, and it would not be a significant amount of money. Eisworth said the bottom line was that the Department's structure was not like other departments. He would rather have captains and lieutenants. Rutherford said she would rather have the people, but she understood Eiswerth's position.

Rutherford asked what the funds earmarked for accreditation paid for. Eisworth said that Chief Lohr was working with a consulting firm. McMullen said he had been working with Lohr. They were developing criteria for the accreditation process. Rutherford said she would like to see where it was at to date, before spending more money. She asked Eisworth about the benefit of accreditation. Eisworth said the ISO rating affected insurance costs for the residents, depending on the insurance company.

Rutherford asked if there was any word on the Police Department's reaccreditation. Dupree said the report had been mailed and was supposed to be very good. No files were returned on the on-site inspection, which was very unusual.

Public Services Director Tom Corbett said there had not been a lot of change in his budget. He said he kept asking for a building systems supervisor. David McDaniel was responsible for building maintenance for the entire City and was stretched about as far as he could be. A mechanic position had been cut. If the staff assistant position were approved, it would free up mechanic time. A staff assistant would establish and maintain the inventory system that now had six people working on it. McMullen said Public Services had a now vacant, and funded, mechanic position that he would ask to reclassify into an administrative assistant's position. Corbett said the department would have the benefit of an extra mechanic by having the admin assistant to do the paperwork.

Corbett said his employees would also be working with the Stormwater Utility on different projects, and those costs would show up in the stormwater budget.

Rutherford asked if the SPLOST items had come out of the Public Services budget. McMullen said they had. The cart path resurfacing would be funded through SPLOST, and some money had to stay in the budget for street resurfacing, but a lot of that would be paid for by the SPLOST.

Corbett continued that, outside of personnel, there had been minor tweaks except for chipping costs. McMullen said there would be three rounds of chipping at $20,000 each. Now, the contractors hauled off the majority of what they had chipped. Previously, they put the chipped material in a pile. Now only a minimal amount of material would be kept for residents. Rutherford asked if there was any opposition to contracting the vehicle maintenance services to Fayetteville. McMullen said he would see if Fayetteville was interested.

Corbett said the maintenance budget had been bumped up to reflect actual expenses. Some equipment needed repair. Communications was up. Logsdon asked what the line item for CSX railroad maintenance was. Halterman said it was for the at-grade crossing at Kelly Drive and the easement.

Gaddo said the only additional personnel he had requested for Leisure Services was a part-time seasonal parks monitor. The salary would be $10,000 with minimal benefits. He had asked for the position for three years. The person would provide security and eyes on the parks during all open hours, as well as being able to help if there were any problems. He noted that the sports associations had the parks monitor phone number and had contacted the monitor several times for assistance. The monitor called the Police when he saw suspicious activity.

Gaddo continued that the budget for cleaning had increased $6,900. The additional restrooms at the parks would be kept open during the day and made the parks user-friendly. He said that most of the adjustments to the line items had do with repairs and improvements to the parks so they would be in good condition for the City's 50th anniversary in 2009.

Kourajian asked what had happened to finding a sponsor for the Fourth of July activities. Gaddo said the Tourism Association was working on that. McMullen said that, to his knowledge, it had not been pursued. Gaddo said that he and Tourism Association Executive Director Lauren Yawn had discussed it.

Kourajian noted that $80,000 was budgeted for landscaping. Gaddo said that included the pest control on the sports fields. Rutherford asked how the program was going. Gaddo said it was going very well.

Gaddo continued that the largest increase in relation to the 2009 goal was in the line item for improvements other than buildings. The more extensive upgrades and improvements were included in the line item, such as repainting the tennis courts and replacing wooden light poles with concrete poles. It also included some periodic maintenance items. Most were intended to upgrade amenities, such as replacing wooden picnic tables with more durable ones. Items requested by citizens included a tennis-hitting wall at Blue Smoke, as well as shade structures.

The Kedron Fieldhouse budget was down 4.4% because some major maintenance items had been taken care of this year. The standard maintenance for FY 2007 included replacing deck drain covers, replacing the sand and gravel filters, and upgrading sink and counter space in Room 3.

Rutherford asked about pool attendance. Gaddo said the summer pools had been broken out and placed in another budget. Rutherford asked if usage at the summer pools was tracked, and if they were cost effective. Gaddo said attendance varied. The pools were used for swim lessons during the summer. Attendance at Glenloch was pretty good. Pebblepocket was less used, and it was not good at all at Clover Reach. Rutherford asked if they had considered closing one of the pools. Gaddo said yes. The Recreation Commission had considered turning Clover Reach into a skate park, but the neighborhood would not be a good location because it was too contained. Rutherford said it was important for the City to provide recreation, but they needed to look at cost effectiveness of some of the recreation facilities. She said the City needed to look at the services it was not providing. Gaddo said Clover Reach was the first target. Logsdon asked when they expected to reach the target. Gaddo said there was not a time frame yet.

Rutherford said the City should look at fees every year. Logsdon said they should also benchmark how much they wanted and set the fees reach that level. The fees could be adjusted annually to help offset costs. McMullen said there were many areas where they needed to look at fees. Salvatore added that his department kept the books for the Tourism Association and the Development Authority. The actual cost was more than the fees charged to the entities. Gaddo said his department had found that it was best to give citizens a long time to absorb fee increases. His department was moving toward a "pay for play" system.

Gaddo said the Senior Center budget was up 10%, which was pretty small dollar-wise. Kourajian asked about computer supplies, which was up almost 100%. Rutherford asked what could be done so an entire department would not have computers swapped out at one time. Kourajian asked if the computers were replaced every three years, whether it was needed or not. Robinson said the warranties on the computers and the software were three years. Salvatore added that the consultant recommended that the computers be changed out at those intervals because that was the most efficient turnover. Robinson added that Kedron Fieldhouse was unique in that it served as a lightning rod, and the computers were often hit by lightning. Kourajian said he had a problem replacing something that was working well just because it was the third year.

Gaddo continued there would be an HVAC upgrade at Senior Center, as well as new paint and carpet. Rutherford asked what the energy savings would be on the upgrade. Gaddo said he did not know. The outside condenser was to be replaced. Two of the computers at The Gathering Place would be replaced.

Gaddo continued that there would be a 5.2% increase in expenses for the library, mostly for personnel and equipment costs. New shades would also be installed in the bottom floor meeting room. Rutherford asked why the shades were not included in the bond. McMullen said they were trying to close out the bond. Any proceeds left from the bond would be used for the debt service.

Kourajian noted that repair and maintenance costs had skyrocketed. Gaddo said the HVAC had been in the wrong line item, and the increase was due to moving it to where it belonged. He added the elevator expenses had also gone up. Kourajian said he was not saying it was not needed, just that the costs were ballooning.

Halterman said there was a 9% overall reduction in costs for Developmental Services. The budget included $6,000 for a gas-powered golf cart to patrol the paths for Code Enforcement. The charge on an electric cart would not last long enough. The cart would make it easier to monitor the greenbelts. Halterman said he had requested that the part-time planner position be made full-time, but that was not in the budget.

Halterman reported that staff was still in the process of hiring a stormwater manager. Other cities were having the same problem. McMullen added that they were looking for someone with stormwater experience and an engineering license.

McMullen went over the pending changes to the draft budget, which included:

- Number of MDTs for Police Department increased from 25 to 41;
- Kedron storage facility was to be removed from the Bricks & Mortar loan;
- Finance the Fire Department Emergency Pre-plans server and software;
- Reduce the amount of path labor being charged to SPLOST, a more accurate number was needed.
- And, keep the planning assistant position part-time.

Rutherford asked to go over the yet-to-be purchased PIP items and projects at the next meeting.

There being no further business to discuss, the meeting adjourned at 10:15 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
Minutes of Special Called Meeting
June 6, 2006
6:30 p.m.

The City Council of Peachtree City met in a special called meeting on Tuesday, June 6, 2006, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 6:30 p.m. Other Council Members present were: Steve Boone, Stuart Kourajian, and Judi Rutherford. Cyndi Plunkett was out of town.

The purpose of the meeting was to consider intersection improvements for GA 74 and Georgian Park/GA 74 and Ardenlee Parkway.

City Manager Bernard McMullen said that staff recommended that Council authorize a reimbursement agreement with Faison Development for the Kedron Shopping Center addition for an amount not to exceed $303,812 for the construction of left turn lanes on Georgian Park at GA 74 and on Ardenlee Parkway at GA 74, and that Council authorize the Mayor to sign the letter of agreement between the City and Faison to be approved by the City Attorney. He continued that, while the developer agreement for the first phase of the shopping center required a traffic signal at the intersection, no intersection improvements had been required. When the permit was submitted to the Department of Transportation (DOT) in December, the response in April required the two left turn lanes. McMullen noted that the landscaped islands would have to be moved, as well as the stormwater structures. There would be a two-foot wide concrete divider.

McMullen said the state would not permit the signal unless the lanes were installed. Kourajian asked why the turn lanes were needed. McMullen said DOT looked at the traffic study and the number of left turn movements and made the determination on the intersection requirements. Logsdon clarified that the City really had no choice. McMullen said he met with DOT, the traffic consultants, and Faison, and this was basically what the DOT said had to be done. Rutherford asked if DOT would eventually put a light at the intersection. She asked if the City was being held hostage to get the light sooner rather than later. She recalled that the first time the City had asked about a signal, DOT said the intersection did not meet the warrants. McMullen said that was correct, and that DOT had not included the Target traffic at the time.

McMullen said, since he had been with the City, the only other light he had worked on had been the one at Stevens Entry/GA 54. DOT was not going to pay for any lane improvements at that intersection, but none were needed. The City had to pay the for the lane improvements at Cooper Lighting.

Kourajian asked if the City could do the project without going out for bid. McMullen said he had spoken with City Attorney Ted Meeker, and he indicated it was fine to pay for the project on a reimbursement basis.

Kourajian asked about the handicapped ramps. He asked where they would go at that intersection. Rutherford said it was a requirement. McMullen recounted that they were told at the December meeting with DOT that they would have approval in 30 days. He said he told DOT at that time that the crosswalks made no sense at this particular intersection, and the City did not receive approval until April. Their position was that if a handicapped person had car problems and had to get to the gas station, there would be a liability problem if the handicapped person got hurt trying to cross the highway.

Rutherford moved to approve an amount not to exceed $303,812 for a left turn lane on Georgian Park at GA 74 and a left turn lane on Ardenlee Parkway at GA 74, in addition that Council authorize the Mayor to sign a letter of agreement between the City and Faison to be approved by the City Attorney. Kourajian seconded. Rutherford added that the funding would be as indicated in the staff memo for this meeting.

The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn the meeting. Kourajian seconded. The motion carried unanimously. The meeting adjourned at 6:51 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City of Peachtree City
BUDGET WORKSHOP
Minutes of Meeting
June 6, 2006
6:30 p.m.

The City Council of Peachtree City met in a workshop session on Tuesday, June 6, 2006, at 6:51 p.m., immediately following the special called meeting. Council Members attending were: Mayor Harold Logsdon, Steve Boone, Stuart Kourajian, and Judi Rutherford. Cyndi Plunkett was out of town. Staff members attending were: City Manager Bernard McMullen, Assistant City Manager/Developmental Services Director Colin Halterman, Finance Director Paul Salvatore, Assistant Fire Chief Ed Eiswerth, Police Major Mike Dupree, Assistant Finance Director Janet Camburn, and IT Administrator Matt Robinson.

Salvatore went over next year's Public Improvement Program (PIP). He said the PIP included the following:

- The proposal to delete MacDuff Parkway extension design and use the funds ($280,000) to fund the FY 2007 PIP;
- $600,000 for new multi-use paths;
- $480,000 for replacement patrol vehicles (10) and new Mobile Data Terminals (MDTs);
- and, $2.3 million in the Bricks & Mortar loan.

Rutherford asked if it would be possible to pay cash for the 10 patrol vehicles. Salvatore said it was on the four-year lease.

Salvatore went over the Bricks & Mortar loan projects. The Kedron storage facility was removed from the list. The list included the satellite auto shop and equipment, senior center design, Riley Field parking improvements, City Hall re-roofing, City Hall HVAC upgrade, Senior Center construction, Station 83 living quarters, and Police Department repairs. The estimated total cost for the projects was $2,182,236, and the annual debt service would be $207,664. Salvatore asked Council for guidance on the remaining projects.

Boone asked about the senior center design. Rutherford said it had been taken out of this budget. McMullen said the Bricks & Mortar loan financed projects in FY 2006 and FY 2007. The items in the 2006 budget included the senior center design, the satellite auto shop, and the roof and HVAC upgrade at City Hall. There was the potential to save some of the money for the HVAC upgrade through the performance-based contract, depending on the energy savings generated.

Logsdon said that the need for the senior center construction would be less if the City were able to use the space at First Baptist Church. Rutherford noted that the County was building a senior center. She questioned if the City could afford the expense. Boone said that the County did not have transportation to enable the City's seniors to use the County's new facility. If they could not get there, they could not use it. Rutherford said no one had shown that there was not any minute of the day that The Gathering Place was not used. She asked if anyone had looked at alternatives in using space in other City facilities. It would be nice to have another senior center, but it was not something the City had to have, not with the angst over a 0.25 mill increase.

Boone asked what the $650,000 senior center expansion included. McMullen said it included one major room of 400-500 square-feet and a few smaller rooms of about 200 square feet each. McMullen said he asked Leisure Services Director Randy Gaddo keep track of just the senior activities that took place at The Gathering Place. Gaddo had indicated that if he could get the space at First Baptist for programming, then he could leave The Gathering Place for the senior center, except for any large activities that could be held in the large room at First Baptist. Logsdon said the First Baptist agreement, if it went through, could be the answer to the senior center programming.

Kourajian asked if the City was taking custody of all the cash in the Bricks & Mortar loan. McMullen said that if the money from the loan was distributed at one time rather than in multiple closings, the closing costs would not be as excessive. Kourajian asked what the schedule was for First Baptist. McMullen said there was a meeting the next day to review the changes that had been made in the church plan. He did not know what the changes were. Kourajian said he was comfortable leaving in the design for the senior center, but not the money for the construction. It would be a huge debt service. McMullen said the loan had not been issued yet. The satellite auto shop was the only project on the loan list that had been approved. Any expenses from the auto shop would be taken from cash reserves until the loan was issued.

Kourajian said he wanted to go over the Bricks & Mortar loan list of projects. He noted that an item on the June 15 agenda addressed the football program and whether to move it to Meade Field. McMullen said that Gaddo was scheduled to discuss the possibility of moving the evening football games at the June 15 regular meeting. The answer was basically that it could not be done without major modifications. The football association had found a location to play the later games.

Rutherford asked if the parking improvements would be asphalt or pervious. Kourajian said they were looking at making access one-way through the parking lot at Riley. It was currently a dead end. McMullen said there had been no design work on the Riley Field parking yet. Only the boundaries had been surveyed. Rutherford said she was not excited about paving the parking lot; it would increase the City's stormwater bill. She asked why the program could not be moved to the Baseball Soccer Complex (BSC). McMullen said there were still 20 acres available at the BSC. He said they were looking at putting in multi-purpose fields that would accommodate football. McMullen said if the annexations when through, rather than have the developers put fields on the other side of the railroad tracks, he would ask the developers to consolidate the fields and do the work at the BSC. Boone said he would hate to see the work done on the parking lot, and then move the program. Kourajian asked if the improvements were needed regardless of what program (football or lacrosse) was located at the field. Rutherford said the lacrosse program was smaller and should have smaller issues. McMullen said they would look at the need and the cost for the drive-through at Riley Field if there were no additional parking.

Logsdon said he did not understand why the City could not have a line of credit and exercise the ones that were wanted. McMullen said the City could, but the debt service on the $2.2 million was $207,000 annually. Kourajian asked if the City, as a government entity, could get a $2.2 million line of credit and only pay interest on what was used. McMullen said specific projects had to be financed. Rutherford added that the loan would have to be paid back by the end of the year. She continued that what Logsdon would like to do was similar to a tax anticipation note, which had to be paid back at the end of the year. Georgia law was very specific about things that had to be paid back within a year. A compromise would be to see about getting a line of credit to get through to the end of the year, and then use the Bricks & Mortar loan to pay it back, if it could be done. Salvatore said that he did not believe that such a line of credit was a viable financing alternative in the state of Georgia, but would check and confirm that.

Salvatore said the City had not done a Bricks & Mortar loan for several years, but the best way to use the loans was to wait five or six years for several projects and use one financing for better efficiency. An essential government facility had to be financed, and the senior center was not considered an essential government facility for financing reasons. He said the satellite auto shop was similar to an anchor project. A piece of property had to identified, so they would finance the shop, the property it was on, and some of land around Public Works, which was sold to the Georgia Municipal Association (GMA) as collateral. The proceeds could be used for any other capital projects that, following good financing principals, should have a life of 15 years or more.

Logsdon said that the senior center appeared to be the only optional project on the list. He asked if the Council had made any promises regarding the senior center. Rutherford asked how to define a promise; Council had to look at reality. Kourajian said that taking it out just meant it would not be started in 2007. Salvatore said if the construction came out, the design should also come out. McMullen said it could be moved to 2008, which removed it from the Bricks & Mortar loan so the City was not paying the annual interest. Kourajian said no one was saying it would not be done. It did not make sense to spend debt service on a project that would not be starting. They might find $50,000 in Council Contingency for design if something changed, but construction would not start until the next year. The consensus was to remove the senior center construction and design from the Bricks & Mortar loan list, and put the project on hold until a decision was made on the First Baptist Church land swap.

Boone asked if there could be a study to determine if The Gathering Place could be expanded. McMullen said that was part of the problem. The project had been placed in the PIP without developing the scope of the program. Logsdon said he regretted not letting the seniors know there was a possibility of taking the project off the list. Rutherford said there had not been a vote yet, so they could come to the hearing and make a case. The Bricks & Mortar loan was reduced to $1,482,236, with a debt service of $141,056.

Rutherford suggested that, if there were $80,000 left over from another project, then it should be used to pay for the City Hall re-roofing in cash. Kourajian asked what other money was lying around. McMullen said some of the unused funds were from the 2001 loan. Salvatore said some of the 2001 funds included the City's share for the GA 54/LCI grants that had not been spent. Rutherford asked if there would be an energy savings when the City Hall HVAC was replaced. McMullen said they would know when the report came back. Rutherford asked if the HVAC should be in a special account so energy savings could be used to pay it back. Salvatore said it should be set up so it would be a wash with debt service. Rutherford wanted to ensure the savings would be used to pay for it. McMullen said they did not know yet how much the HVAC upgrade would cost or if there would be enough other energy savings to offset the cost of the upgrades. There would be a bundle of projects, and the energy savings should offset those costs. The City would have to have a separate loan to finance the improvements and the debt service offset those costs. Rutherford asked if the HVAC upgrade should be moved to the other loan rather than to the Bricks & Mortar loan. McMullen said it would go to the energy upgrade loan if the consultants said it could be done.

Boone asked if the $300,000 for Police station repairs was firm. McMullen said it was a guess. The architect was working with the engineering and testing company. Rutherford asked if there was a statute of limitations on the building. McMullen said it had to be determined whether the damage was due to design or construction first. The City Attorney had not officially put the companies involved on notice yet, but the architect was working with the City on the problems. Rutherford said the companies should be notified if a determination would not be made before the deadline.

Salvatore went over the 2007 PIP. Public Services equipment accounted for $1,284,900. Rutherford asked if there was a replacement schedule for equipment, or if it was replaced when it cost more to keep it working. Salvatore said it was replaced when it had to be replaced, and that McMullen and Halterman had physically inspected each piece of equipment that staff requested to replace.

Rutherford asked about the $300,000 for Tennis Center repairs. McMullen said that the people who designed the building the first time were working on the repairs with the oversight of City Engineer Dave Borkowski. McMullen said that Borkowski would be able to tell if the design would work or not. Kourajian asked if the repairs would cost $300,000. McMullen said he did not know yet, but wanted there to be enough money budgeted. He did not want to have to pull the difference from the cash reserves.

Rutherford asked if the $270,000 for the Crosstown/Peachtree Parkway intersection was for a roundabout. McMullen said it was for intersection improvements, at least right turn lanes.

Salvatore said Leisure Services had $961,550 in the 2007 PIP. The Public Safety 2007 PIP included cars, MDTs, an ambulance remount, emergency preplan software, Station 83 living quarters, and a Life-Pak 12, which was a replacement. Eiswerth said they would be able to turn the old one in for a credit. Kourajian asked if the $34,000 cost for each police car was an estimate. Dupree said it was, but the price included the vehicle and everything needed to equip it. The total for the 2007 PIP was $3,583,258.

Salvatore went over the 2008 PIP. Public Services had $852,080 allocated in the 2008 PIP, including a C80A motor grader ($100,000) and a front-end wheel loader ($100,000). McMullen said he and Halterman had both inspected the equipment in the 2007 PIP and determined what should be replaced. Next year, they would also inspect the equipment scheduled for replacement. Kourajian said that when something was scheduled for replacement they needed to look at whether or not it should be replaced, as well as whether the equipment was needed. McMullen said that was the case. He noted that a roller was being replaced at Public Works. The old roller would be used by the Recreation Department to roll fields since Recreation did not need all the capabilities.

Salvatore said that Leisure Services had $451,000 set aside in the 2008 PIP. The projects included the Battery Way boat dock ($66,880), replacement of the Kedron bubble ($225,000), and the Meade Field restroom ($160,000). Halterman said that, when the bubble was originally purchased in 1995, it had a five-seven year life span. They had taken good care of it, and it hac lasted longer. Rutherford asked when the County planned to start on the park that was to be located at the County property on Kelly Drive. McMullen said the design was finished.

Salvatore said that the Public Safety PIP list for FY 2008 totaled $1,496,798. The list included replacing Rescue 8 ($361,037), replacing Engine 82 ($421,320), 12 patrol cars ($468,000), Life-pak 12 ($34,729), and the Neely Station workout room and storage ($136,000). Logsdon asked how long a fire truck lasted. Eiswerth said an engine lasted 12-15 years. The Life-Paks were replaced when the technology changed. Kourajian asked about the workout room and storage at Station 82. Eiswerth said the only workout room was at Station 81. The room at Station 82 would be smaller. Storage at Station 82 had always been a problem. Salvatore pointed out that this was only a projection.

Finance had telephone system improvements budgeted for $150,000. Robinson explained that the line item was a placeholder to evaluate the system as new technologies emerged. Kourajian asked about the benefit of the new technology. Robinson said it could either cut the monthly service fee, or eliminate it altogether.

Administrative Services had an expansion and furniture for the City Hall lobby budgeted at $55,000. Salvatore said the project was originally in 2007. McMullen said the wall would be pushed out to the columns to provide additional seating and space, especially for court days. The structure was there; it was basically just walls, windows, and HVAC modifications.

McMullen said the uncompleted projects had been consolidated into one fund in 2004. In the past, funds from uncompleted projects were put into a carryover fund and the project's year was lost. In 2004, a fund line for the projects approved that year was set up and included the uncompleted projects from the past. Rutherford clarified that uncompleted projects from future years would go into that fund. Salvatore said Fund 350 was set up according to the state's chart of accounts. There was $86,023 in the fund from the 2004 PIP and $115,014 available from the 2005 PIP.

One of the items in Fund 350 was $35,880 designated for Leach Station bay repairs. Rutherford asked why they had not gone out for bid since it was a 2005 project. It was one year and nine months later, and the specifications had not gone out on a project that taxes were raised to pay for. McMullen said a lot of that money would be needed to replace doors that were rusted out. Rutherford continued that items in the PIP should have a completion date. If the projects were not done, they should be taken out. There should be a default.

Boone asked what was happening with the $74,930 set aside for parking lot improvements at Riley and Meade Fields. McMullen said staff had looked at paving the lots, and improvements had been made at Meade Field. Gaddo was working on the specifications. Staff had been actively working on the projects, and funds would be left over.

Logsdon asked about the $200,000 for Tinsley Mill. McMullen said that was the federal grant Tinsley Mill had gotten to alleviate flooding. The items in the fund regarding GA 54 were ongoing projects related to the highway widening, and bills would be forthcoming.

Salvatore said that one project that had come up unexpectedly had been approximately $100,000 that would be spent on the communications tower. He might have to dip into the 2006 PIP contingency. Approximately $20,000 had already been spent on the design and other things. A new grounding field was needed due to lightning strikes over the years.

Salvatore continued that the stormwater utility fund proposed budget totaled $2,230,427 based on the current rate structure adopted by Council. The fund included debt service for a $3 million bond for the stormwater infrastructure and three new employees. Salvatore continued that the budget for the utility was strictly revenue-driven. McMullen said they would start on the list of stormwater projects first, then look at flooding of individual homes.

Salvatore said the FY 2006 SPLOST fund projects in progress included the GA 54 West cart path bridge, Walt Banks intersection improvements, Marketplace/Westpark tunnel, Paschall/GA 74 tunnel, MacDuff Parkway landscape design, GA 54/Stevens Entry traffic signal, and street and cart path programs. Logsdon asked where the Marketplace/Westpark tunnel would be located. McMullen said the original plan was to have it in the vicinity of Carrabba's and the Macaroni Grill, but QK4 had determined that it would not be a feasible location. The state had changed the original plan for the GA 74 widening, so the cost to put it in the original location was prohibitive. QK4 was looking for an alternate location in the area. Rutherford said the path system should be convenient, but asked at what point it became overkill. She noted the GA 74 bridge was a short distance away. Kourajian said the tunnel would help breathe life into Westpark by making it convenient to get to the shopping center. McMullen said they might have to wait until the grade separation at GA 54/GA 74 in order to put in the tunnel at a reasonable cost.

Salvatore said the FY 2007 SPLOST projects included the MacDuff Parkway landscape installation, Peachtree Parkway North intersection improvements (Loring Lane, North Cove), upgrade railroad crossing signals, and the street and cart path programs. McMullen said the Peachtree Parkway North intersection improvements were part of the agreement with Faison for the Target shopping center. McMullen said there was a plan to upgrade two railroad crossings to "quiet" standards, which meant the trains would not have to blow whistles as they approached. With CSX planning to close crossings on GA 74, staff needed to find out where they were and find out the criteria for a "quiet" crossing, then determine the top two priority areas.

Rutherford asked at what point the Gateway bridge would come back to Council. Halterman said QK4 was designing the approaches. Rutherford asked if the City had already spent the funds for the design. McMullen said there was an executed delivery order with QK4 for the design for approximately $50,000. QK4 had not expended all the funds, but had just started with the preliminary approvals. Rutherford asked how accurate the $618,000 cost estimate was. Halterman said the projection was made in 2002. Rutherford said the City would only get $420,000 from the LCI grant and had to fund the rest. She asked what the estimated cost for bridge was today. She noted that City Planner David Rast said at a recent meeting that the bridge would land in another location. She asked how that would affect the cost. McMullen said how the ramps landed would have a big effect on the cost. Halterman said the alternate location would cost less than the original location at the old entrance to Wynnmeade. The bridge would land at the new Applebee's site and the proposed shopping center on the other side of the highway. Rutherford asked if $1 million would be way off as an estimate. McMullen said no. Once the design was completed, there would be a better estimate. Rutherford said she would rather see them finish the design more quickly because the longer it sat, the more it would cost. Boone asked if the grant money for the bridge would be lost if a decision was made not to go ahead with the bridge. McMullen said the City could request to keep it. The City had been allowed to move other LCI grant money into the culvert connection project so it would not be lost.

Salvatore continued that the Marketplace tunnel was in the Transportation Improvement Plan (TIP), and $400,000 had been requested. The 2005 streets were finished, and the 2006 streets were going out for bid. There was $228,000 in Q23 funds available for the Walt Banks intersection improvements, along with $102,000 from the developer. McMullen said staff was looking at spending more money on street resurfacing. Rutherford noted that the cost of asphalt would be up due to the cost of oil. Kourajian noted that they could not take anything out of the SPLOST list, but they could reprioritize the list. The SPLOST grant total was $10,791,627. McMullen said that projects could be moved from year to year, but new projects could not be added.

Kourajian asked if the $10 million SPLOST total was the original projection. Salvatore said it was a realistic projection based on what had come in from the SPLOST. Kourajian asked if the total was higher or lower than the original estimate. Salvatore said it was low. Salvatore said there were shortfalls the first few months the money started coming in, and there had been compliance issues. Businesses were not charging the right amount, and the County had straightened that out. McMullen said that, according to state law, the SPLOST could be implemented for five years or until the projected amount was collected. Salvatore said the County sent a report each month on the collections and the split.

Salvatore said the budget had started with the use of $820,000 in cash reserves. The use of cash reserves should be down to $750,000 based on the cuts made during this workshop. Salvatore said the pending changes to the proposed budget included increasing the number of Police Department MDTs from 25 to 41, removing the Kedron storage facility from the Bricks & Mortar loan, financing the Fire Department emergency pre-plans server and software (capital lease), reducing the amount of multi-use path labor being charged to SPLOST, and keeping the planning assistant as a part-time position. The next budget workshop was scheduled on June 21.

Rutherford asked if the City would still hire additional firefighters if it did not receive the SAFER grants. McMullen said the SAFER grants would provide up to 90% of the cost, but the 90% had a limit. The City's cost of three firefighters was $208,000 for the first year. The cost included the part-time firefighters to cover each of the full-time firefighters when they were off. The first year was the most expensive. The SAFER funds for six firefighters were approximately $223,000. If the SAFER grants were not approved, there would be $208,000 in the budget that could be programmed for three firefighters. Rutherford said she would like to see three firefighters in the budget and put in a grant application for six. She asked what the City match was for three. McMullen said it was $193,000. He added it would take a while to recruit and train firefighters.

There being no further business to discuss, the meeting adjourned at 9:35 p.m.

Pamela Dufresne, Recording Secretary

Harold K. Logsdon, Mayor

City Council of Peachtree City
Minutes of Meeting
June 15, 2006
7:00 p.m.

The City Council of Peachtree City met Thursday, June 15, 2006, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford.

Announcements, Awards, Special Recognitions
Mayor Logsdon and Police Chief James Murray recognized Steven Mitchell for his efforts in apprehending a burglar he found in his garage on May 28.

Public Comment
There were no Public Comments.

Minutes
Rutherford moved to approve the June 1, 2006, regular meeting minutes as written. Kourajian seconded. The motion carried unanimously.

Rutherford moved to approve the June 4, 2006, special called meeting minutes as written. Kourajian seconded. The motion carried 4-0-1 (Plunkett).

Rutherford moved to approve the June 5, 2006, special called meeting minutes as written. Kourajian seconded. The motion carried 4-0-1 (Plunkett).

Consent Agenda

1. **Consider Appointment to Library Commission – Keely Suiter**
2. **Consider Appointment to Planning Commission – Patrick Staples**
3. **Consider Approval of DOT LARP Contract**

Rutherford moved to approve the Consent Agenda. Boone seconded. The motion carried unanimously.

Old Agenda Items

06-06-01 Public Hearing – Consider Rezoning, HomeTech Mortgage Tract, GA 74 North (AR to OI)

David Miller represented the Trison Group, developer of the property. He asked Council to consider the rezoning.

No one spoke either for or against the proposed rezoning.

City Planner David Rast told Council that the 0.461-acre tract was one of the last undeveloped tracts on the corridor. It was located just north of the Fulton Realty tract. The tract was less than one-half acre and had been home to the Mamie Scott family. HomeTech had requested the property be rezoned from AR Agricultural Reserve to OI Office Institutional. The plan was for a freestanding office building for a mortgage business. The proposed plan was in compliance with the City's Land Use Plan. The home and the outbuilding would be removed, and the property would be required to tie into the sewer system. There would be right-in, right-out access at the existing curb cut on GA 74.

Rast continued that the facility would be a single-story 4,000 square-foot building. Rast said there were some minor site plan issues, such as a potential connection into the Campanile's Home Furnishing's driveway, which would provide another access for delivery trucks and interconnection with the other parcels.

Rast said the Planning Commission voted unanimously to recommend approval with conditions. The rezoning was consistent with other parcels rezoned from AR to OI in the area.

Rutherford asked about signage. Rast said that one monument sign on GA 74 was allowed, and buildings this size typically had signage on the buildings. Rutherford asked if Council could add the same condition regarding paper window signs that was added to Campanile's rezoning. Rast said that could be added.

Plunkett said she wanted to be stringent on the landscape plan. The green buffer was nice. Rast said they were trying to do more of a corridor plan for the landscaping. There was not much landscaping there now. The plan included a 20-foot wide tree save and landscape buffer adjacent to GA 74.

Rutherford moved to approve the rezoning for the HomeTech Mortgage tract on GA 74 North with the conditions from the Planning Commission and that no paper signs would be allowed in the windows. Boone seconded.

Rast said he would add the same wording for the paper signs used in the Campanile's rezoning.

Kourajian asked about the road. Rast said that it would be a service road. The plan was to eventually create a secondary road. A short connection of 300 feet was included on the SPLOST list. Kourajian asked if anyone could connect to the road. Rast said that Campanile's had a six-to-eight foot grade and was accessible currently. Everything south of Campanile's had access. Kourajian asked if the project fell under the new design guidelines. Rast said that the HomeTech and Delta parcels fell under the new guidelines, while the other tracts fell under the old guidelines. The corridor was one of the areas being looked at as part of the Comprehensive Plan for guidelines.

The motion carried unanimously.

06-06-02 Public Hearing – Consider Request from Pathway Communities to Lift Multi-family Housing (Zoning) Moratorium for Two Parcels on Petrol Point

Rast gave a brief history of the housing moratorium. If an applicant wanted to develop a multi-family project (and request a rezoning), the applicant had to ask Council to lift the moratorium so staff could discuss the plans. The combined parcels were 7.31 acres and were located at the intersection of Petrol Point and Tivoli Garden. Most of the other uses in the area were small office uses. The site was heavily wooded and was currently zoned GC General Commercial. The land use designation for the area was office. The proposed plan was for a gated community with large homes for empty-nesters who wanted a nice house in the middle of town. All of the homes would have rear-entry garages.

Gene Weatherup of Weatherup Construction went over the concept for the tract. He said the buildings would be grouped in units of three and four and would look like large homes. There would be winding roads and lots of landscaping. The projected cost was $375,000 – $475,000 per home, and there would be no rental units. The homes would be three stories, two stories on the front, with rear-entry garages. The homeowners would come in from the garage and go up a private elevator to the main floor. There would be two master suites. The maximum number of units planned was 28, but the number could go up or down since the engineering had not been done.

Logsdon asked what happened with the elevator when the power was out. Weatherup said there would a 110-volt motor powered by battery. The elevators would work as long as the batteries ran. The dividing walls of the structures would be concrete and four-hour fire rated. There would also be a sprinkler system, although the buildings would be basically non-combustible.

Residents who spoke against lifting the moratorium included Linda Wojcik and Phyllis Aguayo. Their comments included:

- Most buildings in the City were not three stories high;
- Council should slow down growth where it could;
- The location was not in accordance with the Land Use Plan;
- The City's complement of multi-family housing had been reached;
- It would put more traffic on GA 54;
- And, it would set a precedent for changes on GA 54.

Kourajian asked what the parcels were currently zoned. Rast said the zoning was GC, and the land use designation was office. Rutherford asked what was allowed in GC zoning. Rast said just about everything was allowed; it was very open. Rutherford asked if homes were included in GC zoning. Rast said it did not include homes. At one time, multi-family was included in GC, but that changed in the early 1990s.

Boone asked what the maximum density could be on the parcels. Rast said that the density could be higher depending on how it was laid out. Village Park had 10-12 units per acre. Boone asked Weatherup why he wanted to put high-end homes in a primarily commercial area. Weatherup said it was the location. It was near doctors' offices and stores, and had easy access to the path system. It might not be the most aesthetically desirable place, but hills on the property gave it character.

Kourajian said the homes were impressive. He liked the idea of the location, but he was not ready to support opening up the multi-family moratorium.

Boone said he had received a lot of e-mails on the subject from area residents who did not support the location. He said it would be a nice project in other areas of the City, but not this one.

Plunkett asked if lifting the moratorium lifted it for everyone or just this project. Rast said it was only lifted for this parcel. Plunkett clarified that lifting the moratorium would just allow staff to work with the applicant

Rutherford said it was not consistent with the Land Use Plan. The one thing that had held together was the Land Use Plan

Rutherford moved to deny the request from Pathway Communities to lift the multi-family housing moratorium for the two parcels on Petrol Point. Kourajian seconded. The motion carried unanimously.

New Agenda Items

06-06-07 Public Hearing – Consider Adoption of Transmittal Resolution for Community Assessment and Community Participation Program – Comprehensive Plan

Rast said the documents were the first two items required by the Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) for the ultimate adoption of the updated Comprehensive Plan. The documents were the culmination of 10-12 months of staff research and the involvement of the advisory board. The Community Assessment described where the community was today. The Community Participation Program outlined how they were going to go out into the community and established the schedule. The summer would be busy for staff and the advisory board. Rast continued that, by adopting the transmittal resolution, Council was allowing staff to send the program to the DCA and the ARC for approval. It would then come back to Council for ultimate approval. Rast said some minor modifications had been made to the documents, mostly formatting and grammar. There were also some blanks left that now had information.

There was no public comment.

Rutherford moved to adopt the transmittal resolution for the Community Assessment and Community Participation Program for the Comprehensive Plan. Plunkett seconded. The motion carried unanimously.

Hear Presentation from Airport Authority

Mayor Logsdon asked that this agenda item be moved earlier in the agenda. (A copy of the presentation is included in the meeting file.) Airport Authority (PCAA) Chairman Jerry Cobb introduced PCAA members Doug Fisher, who developed the presentation, Matt Davis, Rick Mendenhall; John Crosby and Andrew Bolton, Falcon Field; Carol Comer, Georgia Department of Transportation (DOT) aviation branch; and Phil Cannon, Federal Aviation Administration (FAA) Atlanta Airport district office. Dick Davis and Ron Price of Prime Engineering were the consultants.

Cobb said the airport covered over 300 acres. The runway was 5,220 feet long and 100 feet wide. The aircraft capacity was 60,000 pounds, dual axle for continuous use. The airport could handle larger aircraft for occasional use only. There were approximately 53,000 operations per year; no scheduled operations were planned. Georgia DOT classified the airport as a level three business airport of regional impact. The airport was also designated as a Hartsfield reliever for general aviation. There were three non-precision approaches. Currently, the airport had over 40,000 feet of leasable common hangar space and 5,400 feet of leasable office space. The airport generated $270,000 in annual property tax revenue for the County. The airport had 165 based aircraft and employed 20 people. There were 80 businesses adjacent to the field that employed approximately 125 people. There were also several commercial operators at the airport, as well as a flight school and two air charter operations. There was an aircraft sales operation. There were also a couple of aviation maintenance operations. Fayette County's Rescue Air One helicopter was based at the airport and was manned around the clock. LandAir Mapping had a maintenance facility at the airport and offices on Dividend Drive. The Commemorative Air Force's facility was located at the airport. Aircraft Spruce on Dividend Drive did not have access to the airport at this time. The Planning Commission was looking at a plan for a proposed restaurant that would be located off the airport property.

Cobb said that the annual revenue average for the last three years had been over $1.5 million. The FY 2005 revenues were $1.8 million, and revenues for FY 2006 were on track to exceed FY 2005. He continued that 90% of revenues had come from two sources – fuel sales (67%) and hangar rental/tie-down fees (23%). The hotel/motel tax proceeds were appreciated and were used for capital/non-operating expenses. The goal was to be totally self-sufficient. Airport development was guided by the master plan approved by the FAA. The airport operated against monthly budgets and annual capital plans; budget performance was reviewed monthly at the PCAA meetings. Financial statements were audited annually, which was not required but was a sound business practice. Growth prospects and development opportunities were very positive.

Cobb continued that the focus and the PCAA's intention was to run the airport on sound business principles, to provide a superior level of customer service compared with peer airports (Southern Crescent and Metro-Atlanta), to sustain an acceptable mix of personal/pleasure aviation with facilities and services suitable for corporate operations, and to create an attractive gateway to the City and the region for its industrial base.

Cobb said that Area B (near Dividend Drive and Aviation Way) would have 20 hangars, and Area C would have slightly more. The hangars were large enough for business jets. Rutherford asked if the buildings were leased or owned. Cobb said that was an open subject right now. Area B was waiting for design funding. Construction should start in 2007, with the first occupancy in 2008. Area C was waiting for study results. The next step was to acquire FAA/state funding. Construction should begin in 2008, with the first occupancy in 2009. The hangars would be large enough for business jets.

Cobb continued that obtaining the precision approach would help the airport the most. He explained that a precision approach was precise horizontal (left and right) and vertical guidance. A precision approach was used at Hartsfield during bad weather. The airport's existing approaches provided only horizontal guidance. Landing minimums were lower with a precision approach, which increased the likelihood for aircraft using the airport to be able to do so during adverse weather. He said the precision approach would not only be used when the weather was bad. Some flight departments would not dispatch business aircraft into an airport without a glide path. Pilots would select Falcon Field over other airports in the area. Safety was the number one benefit. The airport's newest approach was an LPV approach, which provided lateral and vertical guidance. The application for state funding for the precision approach had been submitted. They had gotten a letter recently that the request had been approved. The airport had to have 25% of the cost set aside for the state funding. The airport had to have 5% of any federal money. The PCAA had to generate that money, which was not reimbursable. The approach would be in operation in late 2007. Plunkett asked what the payback time was. Cobb said he could not put a number on that, but traffic always increased tremendously.

Cobb showed a map of the proposed TDK extension realignment. He said the PCAA had contributed $10,000 to the City in 2004 for engineering to get the project moving. Since then, the PCAA had spent another $20,000 in fees and appraisal costs, and planned to spend another $50,000 in non-reimbursable funds. He said the airport had obtained approval for a $2 million grant to re-route the road and relocate two holes on Planterra Golf Course to preserve safe airport operations. The only way to get the money was to move the holes out of the runway safety area. In close coordination with the City, a Memorandum of Understanding (MOU) was developed and presented to all parties on May 6, 2006. The parties involved included the City, Pathway Communities, Sequoia Golf, Fayette County, and the FAA. The grant would be lost if the MOU was not executed by July 31, 2006. If that grant fell through, there were no assurances that the City would get the funding back. Cobb said the airport could operate without moving the holes. The benefits to the airport of realigning the road included preservation of the runway protection zone and preservation and control of the runway safety area. The road would be built without spending up to $750,000 of the City's funds.

Cobb continued that additional projects in the 20-year master plan included resurfacing the runway within the next five years at an estimated cost of $1 million. An additional 240,000 square feet of ramp space was needed within the next five years at an estimated cost of $1 million. A 5,000 square-foot expansion of the FBO was planned for 2011 for an estimated $1 million for offices, car rental space, and other uses. There would be unknown requirements and timing for security, which could include perimeter fencing, security cameras, and around-the-clock surveillance. The website upgrade should be completed before the end of the year and would provide an enhanced marketing tool, as well as enhanced communication for users. The estimated cost was $7,000.

Cobb said the PCAA's goals and concerns included running a fiscally responsible airport, optimizing safety for users and residents, optimizing runway capability, no increase in the size or type of aircraft, clearing the runway safety areas, and no scheduled passenger or cargo operations. The PCAA would like to have 6,000 feet for the runway eventually. He added that the 9th Annual Great Georgia Airshow was scheduled October 14-15. Proceeds from the airshow went to local nonprofit organizations. The participating producers included the Dixie Wing of the Commemorative Air Force and the Kiwanis Club of Peachtree City. More than $100,000 was distributed to local non-profit organizations from last year's event. The airport staff and the Peachtree City Tourism Association supported the event. Cobb encouraged everyone to visit the airport. He said it was an attractive gateway to the City.

Kourajian asked how Falcon Field served as a reliever for Hartsfield. Davis said Falcon Field was designated as such in the system. The intention was to help shunt more FAA funds to the smaller airports. It was intended to encourage general aviation traffic out of the major metropolitan areas.

Kourajian asked how the cost of fuel was affecting sales. Crosby said sales were about the same, if not a bit more. He noted that the cost of fuel had gone up 36 cents a gallon in two weeks. There had been a decrease in recreational flying, but corporate traffic was the same.

Kourajian asked if the hangars in Area B were expected to sell quickly. Cobb said the Letters of Interest had been filed regarding hangars. He said there was no way to tell. Crosby said there were 10 large aircraft on the list and 25 smaller aircraft.

Kourajian asked what other airports in the area had a precision approach. Crosby said Falcon Field was the only reliever in the Atlanta area without the system. Plunkett asked if the approach would be in place by the end of 2007. Cobb said it would happen by then. Kourajian asked about the yearly maintenance cost for the approach. Cobb said there would be maintenance, and there was maintenance on the equipment the airport had now. There were maintenance contracts. It would be part of the operating budget.

Kourajian asked if airport property abutted the Planterra Golf Course. Cobb said yes. Kourajian asked if there had to be an agreement with Sequoia Golf to get the road. Cobb said the $2 million was available only if the runway safety area was clear. Cobb said the airport could only buy the land where the two holes were currently located. Sequoia would have to buy the land to move the holes to.

Steve Moore of Certainteed asked about the horizontal and vertical approaches. Certainteed was located next to the airport's approach. He wanted to ensure there were no problems with the approach changes and his company's tower. Crosby explained that Certainteed's tower was the controlling factor on the approaches currently. Any changes to the approaches were made with the tower in mind.

Bill Nigro asked if the length of the runway would be increased since the new precision landing required a lower slope approach. Cobb said the airport already owned a navigation easement that should take care of it. Cobb said that planes with a full load of fuel could not take off on a hot summer day now. Nigro noted that an extension of the runway would be 500 feet closer to the railroad tracks, which could be a problem when taking off or landing when a train was going by. The north end only had a golf course and golfers. He asked if they had considered a tunnel rather than reconfiguring the road. McMullen said a tunnel had been considered, but it would cost millions. The tunnel would have to go down 16-28 feet through a lot of rock. Nigro asked what the TDK extension would cost in addition to the acquisition of the property. McMullen said the City was responsible for the design of the road and right-of-way acquisition. The County was responsible for construction, and the County had funding in its budget, as well as funds from DOT. Coweta County was responsible for the road on their side of the county line. Logsdon said the bridge across the creek would be the biggest expense. Cobb said that was the purpose in getting the grant funds. He reiterated that the funds were only available if the road was moved out of the runway safety area.

06-06-08 Informational Presentation of Master Recreation Plan
Recreation Commission Chairman David Ring and Vice-Chairman George Martin gave the presentation to Council. (A copy of the presentation is included in the meeting file.) Ring introduced Recreation Commission members Joe Frazar, Ken Hartzog, and Colleen Sugar. He added that former Recreation Commissioners Cyndi Plunkett (currently serving on City Council) and Rob Learnard had also done a lot of the work.

Ring noted that the steps in developing the plan included reviewing the previous master plan, reviewing the County Master Plan, reviewing recreation standards, updating the mission statement, defining planning assumptions, setting goals and objectives, and supporting the City's Comprehensive Plan. Leo A. Daley was hired to assist in the plan's preparation. The document included three books. Ring said they had looked for reasonable solutions to problems. The process had been more important than the plan. Updates would be annually, noting that the Field of Hope had never been in the master plan, but the opportunity became available.

Ring said the process for gathering information included surveys of City facilities, as well as citizens, and was geared toward passive activities and commercial recreation. They met with athletic associations, the Senior Council, the Youth Council, quasi-public organizations such as the YMCA, and adult organizations. A public meeting had been held, and plans had been discussed during the Council retreats. General comments and complaints were also considered.

Martin went over the identified deficiencies and needs, which included new or redesignated fields for soccer, lacrosse, football, baseball, and softball; a multi-purpose activity center; a teen center; new courts for basketball, volleyball, outdoor racquetball, and badminton; use of the 22 acres at the Baseball/Soccer Complex (BSC); The Gathering Place expansion; converting existing pools into family water parks; new, outdoor walking paths with exercise equipment; upgrading and adding tot lots and playgrounds; noise abatement; additional supported and unsupported picnic shelters at parks; and restrooms at selected parks opened during park hours.

Martin noted that there was an ongoing discussion with First Baptist Church regarding the use of its new facility. The Fayette Family YMCA was also planning to build a new multi-purpose facility. He continued that there was definitely a need for space for teens, but there was no agreement on what the space would look like. They were leaning more towards a teen program concept that would also be tied to using space at First Baptist. Martin said a middle school program was scheduled to begin this summer at the Glenloch facility. Mitigation of this problem was also tied to the First Baptist facility. Martin added that they also needed to fully understand the impact of the First Baptist proposal before looking at an expansion of The Gathering Place.

The Commission was not opposed to delaying the project, but would not support an unreasonable delay.

Martin continued that the City had to beg, borrow, and steal time for youth basketball. The program was actually turning kids away. The cost to develop the remaining 22 acres for a multi-use concept at the BSC was estimated at $1.25 million. The Commission felt strongly this would not be an expansion of the soccer program. A number of different sports could be helped. Martin said that an existing pool could be converted into a family water park at minimum expense. Tot lots and playgrounds needed to be added and upgraded, and was a continuation of work done over the last few years. Martin said additional supported and unsupported picnic shelters were needed at the parks, also a continuation of the upgrade over the last few years. They also wanted to provide restrooms at selected parks that were open during peak usage hours.

Boone asked if there were any plans to expand the skateboard park at the Shakerag complex. Rutherford said the whole process needed to be reconsidered. It should be in a place of its own, and it should be redesigned. She suggested filling in a pool.

06-06-09 Consider Step One Annexation Request from Levitt & Sons

Rast said the Step One annexation application was for property located north of the property John Wieland was trying to annex into the City. There were representatives from Levitt & Sons and their consultants. Shannon Oliver of the Smith, Gambrell & Russell law firm addressed Council. She noted that Levitt & Sons was the oldest residential builder in the country. She introduced Steve Tye of Levitt & Sons and Brian Rochester and Bill Smith of Rochester and Associates, the engineering firm working on the project.

Oliver said Levitt & Sons was an innovative leader in the type of community the company proposed to build. The plan for the area considered for possible annexation was to build an active adult community for ages 55 and over, as allowed by the law, called "Seasons of Peachtree City." The plan currently had 750 single-family detached homes ranging in size from 1,500-3,000 square feet on 7,000 square-foot lots. There would be a variety of plans available. The open space would be landscaped. The amenity package included a 27,000 square-foot clubhouse on 10 acres. The clubhouse would have a performing arts center, billiards room, card rooms, an arts and crafts center, a computer room, a library, a fitness center, indoor and outdoor pools, and at least eight tennis courts with stadium seating. There would also be a horticultural center with a greenhouse. At least one-third of the property would be dedicated as open space. The builders had chosen this area since Peachtree City was the epitome of a master-planned community.

Oliver continued that the development would address a growing need in the metro area. Studies indicated that one of every ten residents in the metro area was over the age of 60, and 17% of the County's population was over the age of 55. By 2010, the County's "over 55 "population would increase 25%. There needed to be options for places to live, and the Seasons would fit those needs. She said Levitt & Sons had always contemplated the property would be annexed into the City. The land was an unincorporated island located directly west of the City. It was the right time and the right project. She said the development would contribute to, and maintain, property values. The homes would range in price from $200,000 to $500,000, which was consistent with new construction in the area.

Oliver continued that the development would generate substantial tax revenue without the tax expenditures. Oliver noted that they had provided the information to Council prior to the meeting, but they were in the process of revising the numbers due to new information. She continued that there would be fewer school age children to impact the schools. The homeowners association would maintain the private roads. The developer would also contribute their pro rata share to the extension of MacDuff Parkway, which addressed a transportation need.

Oliver said The Seasons was a perfect fit with the City. The developer had met with members of the Senior Adult Council and area builders to try to arrange a community meeting for input and feedback.

Rochester discussed MacDuff Parkway. He showed where the proposed project would tie into Old Senoia Road on the site plan and where the existing Kedron Drive ended. He also showed the proposed route for the MacDuff Parkway extension, and how the development would tie into the road.

Rutherford referred to the City's Land Use Plan and noted that the housing should decrease in density with distance from the central area. She said the City had actively worked to keep that type of density away from the City's perimeter. The proposed development was to be gated, so it would not be open to the public. School taxes were separate from City taxes. The schools would reap a great benefit, but not the City. The primary services used by citizens over 55 were fire, emergency medical services, and police. Although the City would not maintain the roads, it would provide extensive services for 750 homes. She wanted to start with a level playing field on those items. She was interested to see what the City would receive, but the development would cost more in public safety than it would bring in.

Logsdon said he was a proponent of the annexation and buildout of the West Village. He liked the plan. He understood the Land Use Plan, but felt an exception was needed. The City was in need of a senior development. The City had gotten away from the Land Use Plan on the southside with Wilshire subdivision, and had changed it in other areas as well. However, Logsdon agreed with Rutherford that the development was too dense. The tax revenue would at best break even. Rutherford noted that the largest part of the revenue would go outside the City. Logsdon agreed, but noted that the "over 55" population should not create more traffic congestion during peak hours. He would like to move forward to the next phase.

Plunkett said she also had several concerns, but was willing to listen. She did not think the plan was the best. There were too many houses.

Boone referred to the information regarding the tax estimates. He asked Rast if the model was correct. Rast said staff was working with Levitt & Sons on the assessed value, and the numbers in the information were not accurate and were being revised.

Linda Wojcik, Phyllis Aguayo, and Bill Nigro spoke to Council regarding their concerns for the proposed project. The concerns included:

- A gated community set a bad precedent. Senior drivers only got worse, and the City did not have mass transit. There were also water shortages in the state. There should not be growth for growth's sake.
- It was against the Land Use Plan. There were environmental concerns, and a question as to how much of the property was buildable. The County zoning in the area had already been held up by court decisions. The carrot of helping to extend MacDuff Parkway was wonderful, but there would be more traffic to use the road.
- There was concern about the age restriction when it came to resale. The current County zoning would only allow 200 units if all the land was buildable. The land should be annexed, but the concern was the density.

Kourajian said he liked that it would get the bridge over the railroad track taken care of, the property would be annexed into the City, and that there would primarily be one builder. He did not like the number of homes. He would not support that many homes.

Boone also liked the idea of annexing the property, but also had a problem with density. He was concerned about public safety services for that many homes.

Plunkett said some of the services would be taken care of by impact fees. Rutherford noted that an impact fee was a one-time fee. In past, the fees had been used to build recreation facilities, and the City had not ramped up to support those things. Plunkett agreed, but said the impact fees would help with the infrastructure. Kourajian said he was willing to let them work with staff, but did not want to lead them down a primrose path. Plunkett said it would have to be much lower in density. Oliver said that was the advantage to the two-step process. The developer had heard the City's concerns. Rutherford said the Land Use Plan was one of the things that made the City what it was. There was more density on the south edge of the City, but she had not participated in that decision. She would not support this project as presented. It was not a win for the City. A gated community was not welcoming.

Plunkett told the developer that John Wieland had put up money to help pay the City's cost in working on and reviewing the annexation plans. She asked if Levitt & Sons would be interested in doing the same thing. Rutherford added that staff was also in the middle of the Comprehensive Plan. Dan Groswald, regional president of Levitt & Sons of Georgia, said his company was willing to work with the Planning staff and Council to defray the costs if that was what was needed to get to the next step. Groswald said they would also agree to up to $20,000.

Plunkett moved to approve the Step 1 annexation application with Levitt & Sons agreeing to offset the cost of the staffing to the Planning Commission up to $20,000. Boone seconded. The motion carried unanimously. Rutherford reiterated to the applicant that this was strictly the process.

06-06-10 Consider Planterra Traffic-Calming Measures
City Engineer Dave Borkowski asked Council to approve the placement of nine temporary speed bumps along Terrane Ridge and Planterra Way. Staff met with the homeowners association representatives to determine mutually agreeable locations. He showed the locations on a map. There would not be a speed bump on Kelly Green. Staff did not feel it was needed since there was a multi-use path on the side of the road and there were no driveways. The homeowners association agreed to pay 50% of the cost of the materials and installation, which was approximately $3,055. There was currently funding for the project in the Public Works budget.

Rutherford moved to approve the temporary placement of the speed bumps and the signs for Planterra traffic-calming measures. Plunkett seconded.

Plunkett asked how quickly the devices could be installed. Borkowski said it would take three weeks to order them, and another week to install them. Plunkett said she would like to see if there was a measurable decrease in traffic through the neighborhood six weeks after the devices were installed.

Boone referred to the memo in the Council packet from Assistant Fire Chief Ed Eiswerth regarding fire and EMS response. The bumps would not be located at intersections. If the traffic declined once GA 54 was completed, the devices should be removed since they were temporary. Borkowski said that was the intent. Plunkett noted that the temporary devices were the least intrusive of the options presented. Logsdon added that the homeowners association had accepted the risk. Rutherford said she hoped they had notified the other homeowners.

Kourajian asked what the devices looked like. Borkowski said they were like the ones in the City Hall parking lot. Kourajian asked how far apart the devices would be. Borkowski said the maximum distance was 600 feet, which was the maximum distance to be effective. The closest was 250 feet, which was at the Teal Vista intersection.

Kourajian asked City Attorney Ted Meeker if the homeowners association could speak for all the residents. Meeker said it was the same issue as with the Smokerise subdivision. It did cause him concern, especially if a dissenter had problems with any of the issues that had been raised. Kourajian asked Fire Chief Stony Lohr if the speed bumps caused the same problems as the speed humps. Lohr said the speed bumps were much more intrusive.

Kourajian said the City's cost was approximately $3,055, and asked subdivision's cost. Borkowski said it was equal to the City. The cost for each speed bump was $678, including installation. Borkowski said the devices would belong to the City at the end of day.

Nigro asked when the work on GA 54 West would be completed. Plunkett said it would be about six weeks. Nigro noted it would be four weeks before the devices would be installed. He said it seemed foolish to spend the money for two weeks. Rutherford said Council and the residents were not convinced that people would not still cut through the subdivision. Nigro predicted that once GA 54 opened, the traffic would go away. Kourajian agreed, and added that part of the issue was modifying people's behavior.

The motion carried unanimously.

06-06-11 Consider July 3rd as Employee Holiday

City Manager Bernard McMullen said that July 4th was on a Tuesday. He asked Council to consider giving the employees July 3rd as a holiday, giving the employees a four-day weekend. He noted that a lot of the employees would take the day off anyway.

Rutherford said she was concerned about the public safety staff, which had no choice but to work. She also asked about the library. She noted that the library had remained open during Christmas because they had used part-time staff. She said she had no problem with that.

Rutherford moved to provide, Monday, July 3rd, as an additional paid employee holiday this year. Plunkett seconded.

Plunkett asked how the additional holiday would work for public safety employees. McMullen said that public safety employees would receive an additional eight hours of holiday pay, or could accumulate eight hours.

The motion carried unanimously.

06-06-12 Consider Canceling July 6th Meeting

Rutherford moved to cancel the July 6th meeting since there was nothing scheduled on the agenda. Plunkett seconded. The motion carried unanimously.

06-06-13 Consider Approval of Fee for Teen Activities at Glenloch (TAG) Program

Leisure Services Director Randy Gaddo said staff was requesting $3,500 from Council Contingency to fund the pilot program. The funds would be used to purchase recreational equipment and programming requirements. The program was developed as a means to validate the teen program and was designed for 11-15 year olds. Booth Middle School was targeted due to its proximity to Glenloch. The program was designed to be self-supporting. Registration would begin on July 15, and the program would run through the school year.
Rutherford clarified that the funds were just to purchase equipment and materials, and that the salary was covered by the Recreation budget. Gaddo said the salaries were part of the self-supporting aspect of the program.

Rutherford moved to approve the proposed fee schedule and funding in the amount of $3,500 from Council Contingency to purchase the startup furniture, fixtures, and equipment for the TAG program at Glenloch. Boone seconded. The motion carried unanimously.

Rutherford asked Gaddo if scholarships would be available. Gaddo said they were already contacting various groups.

Council/Staff Topics

Discuss Relocation of Football Program

Gaddo reported to Council that it was not feasible, as a short-term solution to noise issues, to move the football program from Riley Field to Meade Field. The fields at Meade were not the adequate length, and the width was only marginally acceptable. The concession building was not large enough, and there was not enough practice space. The fields were not lighted, and parking was not adequate. Rockaway Road would also not be able to handle the additional traffic. Gaddo continued that they were considering a multi-purpose field on the 22 acres at the BSC, but it would still take two years before the field could be used for football. Staff was continuing to work with the football association, and the association had taken extraordinary measures to mitigate the noise. The goal was to eliminate all the 8 p.m. games at Riley Field. Most had been moved to other locations. The last games would be at 6 p.m. and should end by 8 p.m. The association was still working on moving the 6 p.m. games to an earlier time. The first games would be the last weekend in August. Kourajian asked about night practices. Gaddo said the loudspeakers were not used at practices, and the crowd noise was not at the same level during practices. Rutherford asked if the County had any multi-purpose fields that could be used. Gaddo said the County did not, but depending on the final registration numbers, the association would work with Brooks to hold games there.

Plunkett reported that the City was being considered as the start city for the 2007 Tour de Georgia. The request for proposal would be sent soon. A financial commitment would be required from the Peachtree City Tourism Association (PCTA), as well as a time commitment. The economic benefit included approximately 380 hotel rooms that would be needed. Everyone would be coming here and spending money in restaurants and hotels. Fayetteville did not feel it could be a start city, but was willing to work with the City. Fayetteville did not have the hotel accommodations needed, or restaurants within walking distance. It was a big public relations opportunity for the City, but required a big commitment of time and sponsorships.

Kourajian asked if the PCTA had voted to eliminate the Council Member from the board yet. McMullen said the PCTA had not had a meeting yet. The deadline for applications was June 16. Plunkett added that there were only four members, and there had been problems getting a quorum.

Kourajian asked if there was a completion date on GA 54 West. McMullen said the highway would be paved in three sections. The section from Fisher Road to Line Creek bridge had already started. The section from the CSX railroad bridge to the Line Creek bridge would start on June 19, with the final phase, CSX railroad bridge to GA 74, scheduled to begin on June 26. The primary items left were the traffic signals and pedestrian crossing locations. McMullen said he been told they would be finished by the end of June.

Rutherford asked what was going on with the TDK extension. McMullen said a meeting with all the parties involved was scheduled on June 19.

Plunkett said she had received a lot of calls and e-mails about mowing and keeping Peachtree Parkway looking good. She asked if the work was behind schedule. McMullen said he did not have an answer yet, but had asked Public Services for a report.

Kourajian asked if there had been any response to the letter sent to the County regarding over-taxation. McMullen said there had not been a response yet. Rutherford noted that the next budget workshop was scheduled on June 21. Rutherford said she wanted to schedule a special called meeting prior to the workshop to discuss the over-taxation as well as some other items. McMullen said the Police Department had heard from the state regarding the speed limit on Planterra Way, so Council also needed to vote on that issue.

Rutherford moved to convene in executive session for threatened or pending litigation and a personnel issue. Plunkett seconded. The motion carried unanimously.

Rutherford moved to reconvene in regular session. Boone seconded. The motion carried unanimously.

Rutherford moved to extend the meeting past 11:00 p.m. Kourajian seconded. The motion carried unanimously.

Rutherford moved to convene in executive session for threatened or pending litigation or a personnel issue. Kourajian seconded. The motion carried unanimously.

Kourajian moved to reconvene in regular session. Plunkett seconded. The motion carried unanimously.

There being no further business to discuss, Kourajian moved to adjourn. Rutherford seconded the motion. The motion carried unanimously. The meeting adjourned at 11:55 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

2006 City Event Calendar

July	August	September
7/20 – City Council – Special Called Meetings at 7 am & 6:30 pm City Council Meeting, 7 pm 7/29 - Movie Under the Stars, 7 pm, Baseball/Soccer Complex 7/31 – City Council Special Called Meeting, 7 am	8/3 – City Council Meeting, 7 pm 8/4 – Movie Under the Stars, 7 pm, Baseball/Soccer Complex 8/8 – City Council Workshop, 6:30 pm 8/17 – City Council Meeting, 7 pm 8/26 – Kidz Fest, 11 am – 3 pm at Shakerag Knoll	9/4 – Labor Day, City Offices Closed 9/5 - City Council Workshop (Tentative), 6:30 pm 9/7 – City Council Meeting, 7 pm 9/16 & 17 – Shakerag Arts & Crafts Festival, Shakerag Knoll 9/21 – City Council Meeting, 7 pm
October	**November**	**December**
10/3 - City Council Workshop (Tentative), 6:30 pm 10/5 – City Council Meeting, 7 pm 10/14 & 15 – Great Georgia Air Show 10/19 – City Council Meeting, 7 pm 10/21 – PTC Classic Road Race 10/31 – Halloween	11/2 – City Council Meeting, 7 pm 11/7 - City Council Workshop (Tentative), 6:30 pm 11/16 – City Council Meeting, 7 pm 11/23 & 24 – Thanksgiving Holiday – City offices closed	12/7 – City Council Meeting, 7 pm 12/5 - City Council Workshop (Tentative), 6:30 pm 12/21 – City Council Meeting, 7 pm 12/25 & 26 – Christmas Holiday – City offices closed.

2007 City Event Calendar

January	February	March
1/01 – New Years, City offices closed 1/02 - City Council Workshop (Tentative), 6:30 pm 1/4 – City Council Meeting, 7 pm **1/15 – MLK Day, City offices closed** 1/18 – City Council Meeting, 7 pm	2/1 – City Council Meeting, 7 pm 2/6 - City Council Workshop (Tentative), 6:30 pm 2/15 – City Council Meeting, 7 pm	3/1 – City Council Meeting, 7 pm 3/6 - City Council Workshop (Tentative), 6:30 pm 3/15 – City Council Meeting, 7 pm
April	**May**	**June**
4/5 – City Council Meeting, 7 pm 4/26 - City Council Meeting, 7 pm	5/6 – City Council Meeting, 7 pm 5/17 - City Council Meeting, 7 pm 5/28 – Memorial Day, City offices closed	6/7 - City Council Meeting, 7 pm 6/21 - City Council Meeting, 7 pm

*Note: Items in **BOLD** are new additions* *Updated 7/7/06*

ADMINISTRATIVE SERVICES
MONTHLY REPORT

For Month of: ***May 2006***

	April-06	May-06	FY 2006 YTD	FY 2005 YTD
Human Resources				
Workers Compensation Claims Filed	1	**6**	**16**	17
City Vehicle / Equipment Accidents	1	**1**	**8**	12
Lawsuit Legal Fees	$7,265.52	**$15,290.99**	**$59,744.83**	$75,340.86
Municipal Court				
Fines Collected	$122,499.74	**$115,606.00**	**$982,659.71**	$864,602.55
Online Transactions	108	**144**	**1,350**	1,174
Citations Closed	743	**790**	**5,773**	5,336
Jail Fund Balance	$2,566.97	**-$252.13**	**$85,917.79**	$61,718.84

A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed

	April-06	May-06	FY 2006 YTD	FY 2005 YTD
Public Information				
New Businesses Registered	27	**38**	**230**	224
Public Contacts, Questions & Complaints	58 *	**83**	**648**	577

This includes 3 complaints against Comcast Cable Company, 4 sanitation company complaints (Allied rate increase, reduction of service days), and 3 Open Records/Discovery Requests.

PEACHTREE CITY BUILDING DEPARTMENT
FY 2006

	May-06	Jun-06	Fiscal Y-T-D 2006	Fiscal Y-T-D 2005
DEVELOPMENT PERMITS:	8	15	130	109
BUILDING PERMITS:				
Single Family Residential	12	8	118	77
Multi-Family Residential	0	0	0	9
Misc.-Pools/fences/additions	69	62	470	470
Commercial/Industrial	20	20	133	101
TOTAL INSPECTIONS:	715	1,230	6,004	5,100
CERTIFICATE OF OCCUPANCY:				
Residential	11	12	74	129
Commercial	7	7	35	32
Multi-Family Residential	0	0	0	3
CODE ENFORCEMENT:				
Sign Violations	140	146	1,742	692
Rehab	9	30	158	150
Notice of Violations	597	282	2,202	2,516
Citations	2	7	25	17
Stop Work Orders	10	15	104	66
Complaints From Citizens	45	1	147	163
PERMIT FEES COLLECTED:	23,505	57,636	432,645	303,350
POPULATION:	35,962	35,987	35,987	35,753

Based on 2.09 of completed occupancy

PEACHTREE CITY BUILDING DEPARTMENT
FY 2006

	Mar-06	Apr-06	Fiscal Y-T-D 2006	Fiscal Y-T-D 2005
DEVELOPMENT PERMITS:	30	11	107	94
BUILDING PERMITS:				
Single Family Residential	21	10	98	62
Multi-Family Residential	0	0	0	9
Misc.-Pools/fences/additions	79	76	339	341
Commercial/Industrial	27	9	93	73
TOTAL INSPECTIONS:	750	505	4,059	3,683
CERTIFICATE OF OCCUPANCY:				
Residential	13	7	63	113
Commercial	6	5	28	24
Multi-Family Residential	0	0	0	3
CODE ENFORCEMENT:				
Sign Violations	147	133	1456	508
Rehab	18	30	119	114
Notice of Violations	234	364	1323	1712
Citations	6	5	16	12
Stop Work Orders	15	7	79	58
Complaints From Citizens	16	24	101	113
PERMIT FEES COLLECTED:	52,173	41,103	375,009	246,584
POPULATION: Based on 2.09 of completed occupancy	35,924	35,939	35,939	35,720

(Revised 06/06/06)

CITY OF PEACHTREE CITY
FINANCIAL SERVICES MONTHLY REPORT (UNAUDITED)
AS OF MAY 31, 2006

Fund	Cash Balance	Total Investment	Total Cash and Investments	YTD Interest
General Fund	$ 760,648	$ 11,248,429	$ 12,009,077	$ 341,131
Neighborhood Parks Fund	2,248	-	2,248	82
DARE Fund	1,385	-	1,385	67
Federal Seizures Fund	9,844	-	9,844	256
HAZMAT Fund	888	-	888	75
Library Sales Tax Fund	9,979	-	9,979	351
Police Tuition Fund	3,964	-	3,964	137
Youth Council Fund	305	-	305	28
Fire/EMS Grant Fund	(20,123)	-	(20,123)	-
PD Cert/GEMA Grant	-	-	-	-
Athletic Assoc. Funds	55,631	-	55,631	1,758
Hotel/Motel Tax Fund	-	-	-	-
Library Construction Fund	-	168,485	168,485	16,492
S.P.L.O.S.T.	1,671,421	-	1,671,421	32,714
Public Improvement Funds	479,482	1,020,364	1,499,846	90,463
Debt Service Funds	-	-	-	-
Stormwater Utility Fund	351,682	-	351,682	2,078
Municipal Court Fund	53,507	-	53,507	-
Landscape Deposit Fund	129,040	-	129,040	-
Total Collateralized Funds	**$ 3,509,901**	**$ 12,437,278**	**$ 15,947,179**	**$ 485,632**
Pension Trust Fund	-	9,038,088	9,038,088	-
Grand Total	**$ 3,509,901**	**$ 21,475,366**	**$ 24,985,267**	**$ 485,632**

Collateral Analysis as of May 31, 2006		
Safe-keeping Bank	**Bank**	**Total Held**
Bank of New York	Wachovia	$ 17,565,718

CITY OF PEACHTREE CITY
GENERAL GOVERNMENTAL FUNDS BUDGET COMPARISON (UNAUDITED)
FOR THE EIGHT MONTHS ENDED MAY 31, 2006

REVENUES BY MAJOR CATEGORIES

Description	2006 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	$ 9,119,954	$ 8,740,086	$ (379,868)	95.83%
Franchise Taxes	2,100,128	1,726,830	(373,298)	82.22%
Local Option Sales Tax	6,554,692	4,563,506	(1,991,186)	69.62%
Other Sales & Use Taxes	635,702	414,058	(221,644)	65.13%
Business Taxes	1,921,788	2,022,611	100,823	105.25%
Licenses & Permits	945,801	776,589	(169,212)	82.11%
Grants	310,929	-	(310,929)	0.00%
Charges for Services	1,197,915	606,816	(591,099)	50.66%
Fines & Forfeitures	1,174,904	694,204	(480,700)	59.09%
Investment Income	281,208	341,131	59,923	121.31%
Surplus Carryover	1,947,240	-	(1,947,240)	0.00%
Other Revenue	88,551	8,000	(80,551)	9.03%
Other Financing Sources	395,891	326,821	(69,070)	82.55%
Total General Fund	**$ 26,674,703**	**$ 20,220,652**	**$ (6,454,051)**	**75.80%**
Hotel/Motel Tax Fund	999,413	724,175	(275,238)	72.46%
Total General & Hotel/Motel Tax Funds	**$ 27,674,116**	**$ 20,944,827**	**$ (6,729,289)**	**75.68%**

EXPENDITURES BY DIVISION AND/OR TYPE
PERCENTAGE OF BUDGET YEAR COMPLETED - 67%

Division and/or Type	2006 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Administrative Services	$ 1,603,147	$ 995,274	$ 607,873	62.08%
Developmental Services	1,852,302	1,035,474	816,828	55.90%
Financial Services	845,259	543,524	301,735	64.30%
Leisure Services	4,811,193	2,883,321	1,927,872	59.93%
Public Safety	9,516,800	5,958,500	3,558,300	62.61%
Public Works	4,624,521	2,325,240	2,299,281	50.28%
Council Contingency	57,000	-	57,000	0.00%
Non-Profit Organizations	15,000	15,000	-	100.00%
Grant Incentive Program	50,000	-	50,000	0.00%
Transfer to Development Authority	35,000	35,000	-	100.00%
Transfers to Other Funds	3,520,276	1,793,678	1,726,598	50.95%
Liability Insurance	73,486	50,621	22,865	68.89%
Legal Services	155,125	71,008	84,117	45.77%
General Administration	75,000	9,220	65,780	12.29%
Other	(559,406)	-	(559,406)	0.00%
Total General Fund	**$ 26,674,703**	**$ 15,715,860**	**$ 10,958,843**	**58.92%**
Hotel/Motel Tax Fund				
Transfer to General Fund	333,138	241,392	91,746	72.46%
Transfer to Tourism Fund	666,275	482,783	183,492	72.46%
Total General & Hotel/Motel Tax Funds	**$ 27,674,116**	**$ 16,440,035**	**$ 11,234,081**	**59.41%**

CITY OF PEACHTREE CITY
FINANCIAL SERVICES MONTHLY REPORT (UNAUDITED)
AS OF MAY 31, 2006

SUMMARY OF MAJOR EXPENDITURES BY CITY MANAGER
MAY 2006

Description	Vendor	Award	Date
Street Striping Program	Peek Pavement marking, LLC	$ 23,360.14	05/02/2006
Outfall Inventory/Dry-Weather Screening	Integrated Science & Engineering	39,750.00	05/05/2006
Water Tank	Roger Jones & Associates	19,426.00	05/31/2006

PURCHASING REPORT
FOR MONTH ENDED MAY 31, 2006 AND MAY 31, 2005

Activity	Fiscal Year 2006	Fiscal Year 2005
Purchase Orders / Requisitions Processed	242	225
City Store Requisitions Processed	10	10
Sealed Bids Requested	3	9
Requests for Proposals	1	0
Bids Awarded	3	0
Requests for Proposals Awarded	3	0
Contracts Prepared	4	0
Fixed Assets Purchased	4	6

INFORMATION TECHNOLOGY REPORT
MAY 2006 AND YEAR-TO-DATE

Activity	Current Month	Fiscal Year 2006
Work Orders Created	125	960
Work Orders Closed	92	840
Work Orders Open	29	89
Corrective Work Orders	65	579
Project Work Orders	12	63
Technical Support	45	262
Website Visits	51,259	319,748

PEACHTREE CITY FIRE/EMS DEPARTMENT
2006 MONTHLY REPORT

	Apr. 06	May. 06	2006 Y-T-D	2005 Y-T-D
FIRE/ACCIDENT CALLS				
Actual Residential Fires	0	2	18	29
Actual Business/Industrial Fires	0	0	6	7
[1]Rescue/EMS Assist	106	159	1168	1104
[1]Vehicle/Golfcart Accidents	27	26	202	165
[1]False Alarms	23	25	167	193
[2]Other	24	24	197	244
Total Engine Response	180	236	1758	1742
Dispatched Fire Calls	48	46	417	487
Response Time Fire	4:44	4:46	4:46	4:51
RESCUE/EMS				
Trauma	26	60	484	528
Medical	109	147	969	669
Total # Patients	135	207	1453	1197
Patients Transported	59	89	668	572
Dispatched EMS Calls	132	190	1352	1265
Total Medic Response	229	274	1855	1554
Dispatched Fire/EMS Total	180	236	1769	1752
Response Time EMS	4:08	4:26	4:12	4:12
EMS BILLING				
Patients Billed	46	85	596	692
Revenue Generated	17,715	34,386	234,004	268,929
[3]Total Revenue Received	24,881	19,248	184,930	158,180

[1]Previously categorized as Other

[2]Other miscellaneous responses; gas and water leaks, hazmat spills, etc.

[3]Revenue Received on All Outstanding Accounts

LEISURE SERVICES MONTHLY REPORT

May-06

Activity Description	Unit	May 2006	FY 2006 YTD	FY 2005 YTD
Library				
Books Circulated	number	23,102	157,029	123,750
Internet Usage	visits	3,668	20,421	18,629
Computer Lab Use	hours	69	374	132
Recreation				
Class/Program Revenue	$	$2,050	$22,665	$32,224
Playing Surface Mowing	hours	488	1,898	1,881
Playing Field Preparations	hours	850	5,101	4,830
Building Maintenance	hours	453	3,502	3,431
Safety Inspections	visits	50	400	400
Litter Removal	hours	320	2,262	2,336
Complaints answered	number	2	15	9

PEACHTREE CITY POLICE DEPARTMENT
2006 MONTHLY REPORT

	APRIL 06	MAY 06	2006 CYTD	2005 CYTD
PART I CRIMES				
Murder	0	0	0	0
Rape	0	0	0	1
Robbery	0	1	1	2
Aggravated Assault	1	0	2	4
Arson	0	0	0	6
Auto Theft	2	9	21	27
Theft	21	34	131	86
Burglary	1	3	11	6
TOTAL PART I CRIMES	**25**	**47**	**166**	**132**
ALCOHOL/DRUG ARRESTS				
DUI – TOTAL	18	18	88	97
DUI – ADULT	16	17	80	89
DUI – UNDERAGE	2	1	8	8
MINOR IN POSSESSION OF ALCOHOL	5	4	26	30
DRUG ARRESTS:				
MARIJUANA	9	4	25	34
METHAMPHEDIMINE	0	0	1	12
COCAINE	3	0	3	2
OTHER (opium, etc)	0	0	0	0
ARRESTS				
PROPERTY CRIMES	3	15	56	42
PERSON CRIMES	2	10	21	25
CITY ORDINANCES	44	48	188	169
TRAFFIC OFFENSES	60	57	298	149
OTHER	47	55	250	200
AVERAGE RESPONSE TIME	6.05	5.49	5.56	5.48
CALLS ANSWERED	**5,737**	**5,751**	**29,982**	**31,540**

TRAFFIC

CITATIONS ISSUED	498	690	3,248	3,103
WARNINGS	366	393	2,378	2,197
ACCIDENTS	97	98	473	453

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / HWY 74	9
HWY 54 / COMMERCE DRIVE	7
HWY 54 / HUDDLESTON DRIVE	4
HWY 54 / PLANTERRA WAY	3
HWY 54 / ROBINSON ROAD	3

TOP 5 ACCIDENT LOCATIONS – Y T D

HWY 54 / COMMERCE DRIVE	35
HWY 54 / HWY 74	27
HWY 74 / CROSSTOWN DRIVE	13
HWY 54 / HUDDLESTON DRIVE	9
HWY 54 / PLANTERRA WAY	9

PUBLIC SERVICES MONTHLY REPORT
MAY 2006

Activity Description	Unit	May- 06	FY 2006 YTD	FY 2005 YTD
Street Patching	Hrs.	398	1,631	882
Street Crack Sealing	Hrs.	0	518	461
Drainage Maintenance	Hrs.	120	1,021	2,595
Street Sweeping	Hrs.	43	335	313
Cart Path Paving	Ft.	4,539	29,816	7,327
Cart Path Prepped For Paving	Ft.	120	13,009	~~~
Cart Path Litter Removal	Hrs.	75	986	631
Cart Path Drainage Maintenance	Hrs.	68	1,741	800
R.O.W. Mowing	Hrs.	651	1,697	2,117
R.O.W. litter Removal	Hrs.	357	3,223	2,194
General Maintenance	Hrs.	281	2,174	2,955
Mowing (Subdivision Entrances)	Hrs.	1,131	2,911	3,300
Landscape Maintenance	Hrs.	46	601	602
Landscape Planting/Mulching	Hrs.	7	3,667	1,769
Litter Removal	Hrs.	0	0	14
Subdivision Sign Maintenance	Hrs.	16	184	247
Traffic Sign Maintenance	Hrs.	181	1,325	1,251
Vandalism Repairs	Hrs.	10	41	93
Vandalism Repairs	Dls.	250	1,296	1,667
Citizen Requests Answered	Num.	114	539	823
Community Service	Hrs.	0	160	51

RECYCLING SITE

Manhours	Hrs.	74	540	514
PARTICIPANTS				
Recycling	Num.	243	1,896	1,767
Composting	Num.	1,319	8,093	11,917
Mulch Pick Up	Num.	126	798	769

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard J. McMullen, City Manager

FROM: Colin W. Halterman, Assistant City Manager
Paul J. Salvatore, Financial Services Director P.S.
Janet I. Camburn, Assistant Finance Director

DATE: July 13, 2006

SUBJECT: Budget Amendments – Fiscal Year 2006
July 20, 2006 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached fiscal year 2006 budget amendments.

Discussion:

Attached please find two budget amendments (06-025 and 06-026) for fiscal year 2006 submitted for your approval. Budget amendment 06-025 cancels the re-roofing of City Hall from the 2006 PIP Fund and associated 2006 Bricks & Mortar Loan proceed; and transfers funds left in the 2004 PIP Fund Facility Buildout account to the 2006 PIP Fund for the City Hall re-roofing, along with funds from the 2001 Bricks and Mortar Loan to pay for this work. Budget amendment 06-026 deletes from the 2006 PIP Fund the Senior Center Design and Meade Field Paving (Phase II) and associated 2006 Bricks & Mortar Loan proceeds, as discussed in the June budget workshops.

Budget Impact:

There is no impact on the 2004 PIP Fund, as funds budgeted for Facility Buildout are not transferred to the 2006 PIP Fund. The impact of these adjustments on the 2006 PIP Fund is a net decrease of $270,977 leaving the budget in the fund at $2,717,447.

Thank you for your attention to this matter. If you have any questions please do not hesitate to contact either Paul or Janet.

Attachments

JIC/BUDGET AMENDMENTS – FY 06 – 7-20-06

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 06-025

DATE July 20, 2006

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
356-1511-54-1260	168	Re-roof City Hall	81,023	
356-00-39-1135	xxx	Transfer from Fund 350	81,023	
350-00-61-1356	xxx	Transfer to Fund 356	81,023	
350-1511-54-053	053	Facility Buildout		81,023
356-00-39-3310	xxx	Loan Proceeds		102,000
356-1511-54-1260	168	Re-roof City Hall		102,000
		TOTAL	$ 243,069	$ 285,023

To transfer budget in Fund 350 from the 2001 Bricks & Mortar Loan for facility buildout to Fund 356 for City Hall roof repairs. To cancel budget previously approved in Fund 356 for roof repairs that were to be financed with the 2006 Bricks & Mortar Loan.

ENTERED ________

APPROVED ________

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 06-026

DATE July 20, 2006

ACCOUNT	PJT	DESCRIPTION	INCREASE	DECREASE
356-6110-54-1205	157 - Design	Senior Center Design		50,000
356-6110-54-1220	159 - Const.	Meade Field Paving - Phase II		200,000
356-00-39-3310	xxx	Loan Proceeds		250,000
		TOTAL	$ -	$ 500,000

To remove Senior Center Design and Meade Field Paving -Phase II from 2006 PIP Fund based on June 5 and 6 workshop discussion regarding the 2006 Bricks & Mortar loan.

ENTERED ______

APPROVED ______

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council**

FROM: **City Manager**

DATE: **June 28, 2006**

SUBJECT: **APPOINTMENTS TO THE DEVELOPMENT AUTHORITY**
July 20, 2006, City Council Meeting

The Selection Committee, composed of Mayor Logsdon, Council Member Steve Boone and myself considered three applicants for the vacancy on the Planning Commission.

It is the recommendation of the Committee that Ms. Erin Ballentine be appointed to fill John Wilson's unexpired term from 7/20/06 to 4/30/09. The Selection Committee also recommends that Mr. Tom Lacy be appointed to serve as an alternate to fill any vacancy that may occur when an unexpired term has less than 12 months remaining.

Copies of applications for those recommended are attached for your review.

HKL:gr

Attachments

DEVELOPMENT AUTHORITY
APPLICATION FOR APPOINTMENT

Thank you for your interest in being considered for appointment to the Development Authority.

Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Development Authority is comprised of seven members appointed to four-year terms. Meetings are held on the third Monday of each month at 6:30 p.m. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Authority meetings as possible in an effort to become familiar with the responsibilities of the Authority.** The Authority is responsible for developing and promoting trade, commerce, industry and employment in Peachtree City.

Please take a few minutes to complete the form below and answer the questions on the reverse side of this form and return it with a resume, if available, to City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by **5:00 p.m. on Friday, June 16, 2006**. The City will contact you within two weeks of the application closing date.

If you have any questions, please contact Gloria Reid at 487-7657.

NAME: Erin W. Ballentine

ADDRESS: 231 Turnbridge Circle, Peachtree City

TELEPHONE:

(Day Time) 678.364.0250

(Mobile) 404.895.8683 – best way to contact

(Evening) 770.486.1778

(Fax #) 678.364.0254

(Email:) erinballentine@earthlink.net

Erin W. Ballentine
Signature

6/5/06
Date

Erin Ballentine

How long have you been a resident of Peachtree City?

Eleven years.

Why are you interested in serving on the Development Authority?

I am very interested in becoming involved with the city, particularly in being able to help determine the type of growth. I have followed the patterns of growth over the last decade and would like to have my opinion voiced (and that of other citizens through me) regarding future prospective growth through commerce, trade and industry. I believe Peachtree City is a phenomenal place to live and work and want to strive to preserve and enhance the quality of life that has so vividly been determined to date.

What qualifications and experience do you possess that would benefit the Development Authority?

Having been a citizen of Peachtree City for over eleven years, the primary qualification I possess is the fact that I care tremendously. Having been in sales and customer service for my entire career, I am capable and confident when dealing with all types of people. Having grown up an "army brat" and spending the first fifteen years of my life overseas, I am capable and confident when dealing with people from all parts of the world.

List major jobs you have held during your working career to include name of company and position.

Please see attached resume.

Do you have any past experience relating to development? If so, describe.

I do not have specific concrete experience relating to development, other than closely following all aspects of the growth of Peachtree City over the last decade – and the growth of metro Atlanta overall.

Have you attended any Development Authority meetings in the past year and, if so, how many?

No.

Are you willing to take continuing education classes?

Absolutely.

Would there be any possible conflict of interest between your employment and you serving on the Development Authority?

No.

Describe your current community involvement.

Accepting a new position at work will allow me to work from home will give me the flexibility needed to become more involved in our community. I regret not being more involved in the community other than attending city council meetings, following up with the DOT regarding the 54 / 74 construction, being Involved in my daughter's school life (she attends Peachtree City Elementary and is a rising fifth-grader) and avidly reading all papers and local publications ("Fayette Woman").

ERIN W. BALLENTINE

231 Turnbridge Circle, Peachtree City, Georgia 30269 ♦ Cell 404.895.8683

I possess a comprehensive understanding of the sales process and how to sell successfully. My forte is establishing and maintaining relationships. My passion is selling. My goal is to do it better than anyone.

BUSINESS EXPERIENCE

Regional Account Executive
ClearPoint Resources June 2005 - Present

- Initiated, closed and managed various large accounts including Averitt Express, Ryder Logistics, Penske Logistics, Nestle, Saddle Creek Corporation and Transfreight.
- In the process of negotiating national agreement with Coca Cola (*as of April 2006*).
- Established and maintained existing relationships with C-level decision makers.
- Responsible for all accounts associated with a first-year $1.4 million branch in Atlanta.
- Opened Orlando, Florida transportation division and continually assisted with the operations of the Jacksonville, Florida branch.
- Traveled to New Jersey and Pennsylvania to assist those branches with sales, resulting in reactivating and obtaining additional accounts.

Branch Manager
ClearPoint Resources February 2005 – June 2005

- Assumed branch operations including payroll for internal employees and associate drivers, safety, DOT and workman's comp regulation issues and managing dispatch and office staff of three.
- Mentored and trained staff while growing both account base and driver / candidate base.
- Responsible for overall sales revenue and growth for the Atlanta branch and consulting for Jacksonville and three additional northeast branches.

Account Executive
ClearPoint Resources November 2004 – February 2005

- Grew location from a single account to more than ten in less than three months, quadrupling revenue.
- Met with key decision makers and completed extensive due diligence on territories and markets.

Senior Account Executive
Worldwide Express (DHL re-seller), Fayetteville, Georgia July 2003 – October 2004

- Responsible for establishing and managing new corporate accounts via extensive cold calling and referrals.
- Consistently above aggressive quota.
- Determined key accounts, set appointments with Decision Makers, presented proposals to all level of decision makers, from Owners and CEO's to Warehouse and Branch Managers.
- Following sale, returned to account to install complex computer software and train all employees.
- Maintained contact with accounts, handling extensive customer service issues and all follow-up work.
- Won numerous internal sales contests.

Corporate Sales Representative and Membership Consultant
Gold's Gym, Peachtree City, Georgia, November 2002 – July 2003

- Responsible for establishing and maintaining new corporate accounts via cold calling and referrals.
- Sold over $50,000 in membership contracts in less than three months.
- Handled individual memberships and potential sales via telephone inquiries and walk-ins.
- Established monthly newsletter and handled extensive advertising and marketing campaigns.

Marketing, Sales and Office Manager
Resources Unlimited, Peachtree City, Georgia January 2002 – November 2002 – Part-Time

- Responsible for cold calling on local businesses with a part-time quota ranging from $1,000 - $1,500 depending on business cycle (met or exceeded quota each month).
- Met personally with clients for sales and consultations.
- Responsible for one additional part-time employee.
- Created and/or revised all marketing and advertising materials.
- Coordinated all local advertising.

Sales Associate
Bowne International, 60 Queen Victoria Street, London, England January 2000 – December 2001

- Responsible for all customer service and project management aspects of Sales Manager's accounts including opportunity assessment, creation and presentation of proposals and pre- and post-project follow up with clients.
- Main point of contact for major clients.
- Ensured profit targets by creating and managing production budget.
- Identified value-added services over and above the initial proposal.
- Created all sales presentation materials.
- Responsible for one additional part-time employee.

Senior Client Service Representative
Taylor & Company, Atlanta, Georgia January 1996 – November 1999

- Developed, implemented and managed outsourcing arm of Taylor & Company, "Total Benefit Management" for two major clients (including establishing and managing 1.800 number for troubleshooting).
- Responsible for interaction with Human Resource departments for four major clients (500+ employees each).
- Assimilated critical information for preparation of annual reports for all clients.
- Prepared detailed analysis for sending insurance plans to market.
- Prepared for and attended client employee meetings, advised clients on HIPPA and COBRA issues.
- Created proposals for the following types of plans: medical, dental, vision, life, prescription, 401k and disability (long and short).

Because of the size of the company, other opportunities arose in which I was involved, including:

- Responsible for major advertising project, including writing and designing layout for 2-page magazine advertisement which appeared in 1999 summer issue of 'Georgia Health' magazine.
- Researched and developed target market.
- Initiated contact with potential clients.
- Created all marketing materials for three years including all aspects of an audiotape cassette from writing script to entire design of package.

Closing Administrator
J.E. Robert Companies, Falls Church, Virginia November 1994 – November 1995

- Coordinated over $50 million in real estate closings in 1995.
- Handled detailed reporting issues for investors.
- Determined costs, net and gross proceeds and loan release prices for sales; deficiency amounts for foreclosures and deeds in lieu of foreclosure.
- Prepared, reconciled and analyzed internal monthly reports. Coordinated execution of closing documents with attorneys, lenders, purchasers and sellers.
- Reviewed legal documents (assignments, UCC's, mortgages, purchase and sale agreements, affidavits), updated closing calendars, coordinating dates and documents.

Contract Administrator / Administrative Coordinator
J.E. Robert Companies, Falls Church, Virginia November 1993 – November 1994

- Responsible for creating and administering Property Management, Leasing and Listing contracts.
- Served as liaison between brokers and property managers to verify and disseminate detailed information and helped create and update Leasing, Listing and Property Management agreements and Requests for Proposals.
- Coordinated national inter-office project, which entailed researching, interviewing, recommending vendors and negotiating price levels.
- Interacted daily with high-level administration in regard to status of projects.
- Assisted Management Team by editing, proofing and reviewing detailed real estate correspondence; ensured prompt payment of invoices by systematically documenting all invoices sent to accounts payable.
- Responsible for interviewing, hiring and counseling various temporary personnel, supervised one full-time employee.

DEVELOPMENT AUTHORITY
APPLICATION FOR APPOINTMENT

Thank you for your interest in being considered for appointment to the Development Authority.
Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted.
Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Development Authority is comprised of seven members appointed to four-year terms. Meetings are held on the third Monday of each month at 6:30 p.m. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Authority meetings as possible in an effort to become familiar with the responsibilities of the Authority.** The Authority is responsible for developing and promoting trade, commerce, industry arid employment in Peachtree City.

Please take a few minutes to complete the form below and answer the questions on the reverse side of this form and return it with a resume, if available, to City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by 5:00 p.m. on Friday, **June 16,** 2006.
The City will contact you within two weeks of the application closing date.
If you have any questions, please contact Gloria Reid at 487-7657.

NAME : Tom Lacy
ADDRESS : 207 Independence Lane, Peachtree City, GA 30269

TELEPHONE: (Day Time) (770) 486-8445

(Evening) (678) 613-6505
(Fax #) (770) 486-8889
(Email:) tlacy@lacysnyder.com

Signature: ______________________

Date: June 16, 2006

How long have you been a resident of Peachtree City? A little over a year.

Why are you interested in serving on the Development Authority? Because I am a new resident, I am looking for volunteer activities that will help me to become a part of the community. My wife and I choose Peachtree City as the place where we wanted to start a family and live our lives together and I want to serve my fellow citizens.

What qualifications and experience do you possess that would benefit the Development Authority? I am an ex-military officer and an attorney practicing here in Peachtree City. I have participated in many civic and professional groups over the years and am currently the President of the Atlanta chapter of the Federal Bar Association. With my legal and military background I can assist the other Board members as they formulate plans to develop and promote trade, commerce, industry and employment here in Peachtree City.

List major jobs you have held during your working career to include name of company and position. 1) U.S. Army Officer, 1990-1994, stationed in Germany with the 1st Armored Division; 2) Lord, Bissell & Brook, 1997-2000, associate in Atlanta office; 3) Chitwood & Harley, 200-2003, associate in Atlanta office; 4) Kilpatrick Stockton LLP, 2003-2005, associate in Atlanta office; and 5) Lacy & Snyder LLP, 2005- present, partner in Peachtree City law firm.

Do you have any past experience relating to development? If so, describe. In all of my jobs listed above I have been required to develop relationships with both businesses and governmental entities. As a practicing attorney, client development is a crucial aspect of staying in business and I can apply my past client development experiences to recruiting new businesses to Peachtree City.

Have you attended any Development Authority meetings in the past year and, if so, how many? No.

Are you willing to take continuing education classes? Yes.

Would there be any possible conflict of interest between your employment and you serving on the Development Authority? No, and if I serve on the Development Authority, all future firm clients will be checked for potential conflicts regarding the Development Authority.

Describe your current community involvement. I am currently a member of the Fayette County GOP, the Fayette County Bar Association and the Fayette County Chamber of Commerce. I am also a member of the Georgia State Bar, the Federal Bar (Atlanta chapter president), the UGA Young Lawyers Alumni Committee, the 159 Group and the Gridiron Club.

W. Thomas Lacy Jr.

207 Independence Lane
Peachtree City, Ga. 30269

Cell: (678)613-6505
Office: (770) 486-8445

EDUCATION: **J.D., 1997,University of Georgia**

Bachelor of Business Administration, 1990,University of Georgia

Field Artillery Officer Basic Course, 1991
U.S. Army Airborne School, 1988
U.S. Nuclear, Biological & Chemical Warfare School, 1993 (Honor Graduate)

EXPERIENCE:

April 2005- Present: Partner, Lacy & Snyder LLP
1. Operates a full service law firm with focus on complex commercial disputes.

May 2003- April 2005: Associate, Kilpatrick Stockton LLP
1. Conducted discovery, drafted dispositive motions and participated in a mock trial in multimillion dollar workers compensation discovery dispute.
2. Drafted and coordinated discovery on behalf of Fortune 100 defense contractor in multimillion dollar coverage dispute.
3. Represented resort owner and negotiated settlement in six figure property coverage dispute.

September 2000- May 2003: Associate, Chitwood & Harley
1. Planned and managed all aspects of document discovery in National Antitrust class action against cigarette manufacturers.
2. Drafted, responded to and argued discovery requests and substantive motions in Federal class action representing United States Military members against a life insurance company.

August 1997 – September 2000: Associate, Lord, Bissell & Brook
1. Conducted over 50 depositions, fact and corporate representatives, in cases ranging in size from small first and third party coverage defense to national environmental coverage cases.
2. Managed litigation on national complex insurance coverage case by coordinating joint defense group strategy and executing the discovery plan.
3. Drafted successful dispositive motions and negotiated settlements on behalf of domestic and international insurance clients.

May 1995- October 1995: Judicial Clerk, Athens-Clarke County Municipal Court, Hon. Steve C. Jones
1. Drafted Opinions and Orders.
2. Prepared instructional Materials for Municipal Court Judges' Conference.

December 1990 – January 1994: Commissioned Officer; 1st Armored Division, U.S. Army Europe
1. Executive Officer of the Headquarters Battery.
2. Platoon Leader of a Firing Artillery Platoon.
3. Company Fire Support Officer and Battalion Fire and Safety Officer.

AFFILIATIONS:

Federal Bar Association, President, Atlanta Chapter
UGA School of Law, At-large representative on Young Lawyer Alumni Committee
Member Gridiron Club
Member of Chi Psi Fraternity: President, 89-90/ Rush Chairman, 88-89
Member of Scabbard and Blade Honor Society, Member of Phi Eta Sigma Honor Society
Member of UGA Moot Court Teams: ABA (2nd Best Oralist in Region) and Hulsey-Kimbrell (winner);Law School Class President, Class of 1997
Member of Georgia Bar Association, admitted to all State Courts, the Northern and Middle Districts of Georgia and the Eleventh Circuit Court of Appeals.
Member, Fayette County Chamber of Commerce
Member, Fayette County Republican Party
Member, 159 Group

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council**

VIA: **City Manager**
Assistant City Manager

FROM: **City Clerk**

DATE: **July 14, 2006**

SUBJECT: **Alcohol License – Change in Ownership, Licensee, and License Representative – The Georgia Shrimp Company**
July 20, 2006, Regular Meeting

Recommendation:
Staff recommends Council consider the attached application for a change in the ownership and alcohol license.

Discussion:
The Georgia Shrimp Company, a restaurant located at 100 North Peachtree Parkway, has submitted a request for a change in the alcohol license. Mr. Anthony Murphy, owner of Quincy's Café (USA) Inc., has purchased the business from Bruce Scott. Mr. Murphy has requested he be appointed as the Licensee. Mr. George Weyl has requested he be appointed as the License Representative, and a satisfactory criminal history has been completed on him. The criminal history from South Africa has not yet arrived for Mr. Murphy. If Council approves him as the Licensee it should be contingent upon a satisfactory criminal history. They will attend the meeting on Thursday, July 20th, to answer any questions you may have.

Budgetary Impact:
The change will have no impact on the budget.

JSM:pd

Attachments

PEACHTREE CITY
PLAN TO STAY™

CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: QUINCY'S CAFE (USA) INC DBA GEORGIA SHRIMP COMPANY	Business Location: 700 N PEACHTREE PKWY. STE 36 PEACHTREE CITY, GA 30269	
Nature of Business: RESTAURANT	Mailing Address: AS ABOVE	Business Phone Number: 770 631 9114
Name of Licensee: ANTHONY JOHN JOSEPH MURPHY	Home Address: 200 BONTURA DRIVE, SENOIA 30276	Home Phone Number: 404 428 9458
Name of License Representative: GEORGE WEYL	Home Address: 190 BONTURA DRIVE, SENOIA 30276	Home Phone Number: 404 435 2770

Please indicate type of license applying for:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
✓	Malt Beverage		Malt Beverage		Malt Beverage
✓	Wine		Wine		Wine
	Distilled Spirits		Distilled Spirits		Distilled Spirits

Please complete information below (use separate sheet if necessary):

NAME Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	ADDRESS Please provide Home Addresses for the individuals listed:	PHONE NUMBERS Please provide Home and Business Phone Numbers for individuals listed:
QUINCY'S CAFE (USA) INC		770 631 9114
ANTHONY MURPHY		404 428 9458

Is any person who owns an interest in the license an employee of the City of Peachtree City? ~~YES~~ / NO

If YES, Please Provide Name of Employee: N/A

PEACHTREE CITY
PLAN TO STAY™

City Hall
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
www.peachtree-city.org

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

George Randolph Weyl Jr.
Name

190 Bantura Drive Senoia, GA 30276
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendre, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

July 14, 2006
Date

Major R.M. Dudley
Witness

Pending Criminal History clearance from the State of New Jersey

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council**

VIA: **City Manager**
Assistant City Manager

FROM: **City Clerk** jsm (BT)

DATE: **July 13, 2006**

SUBJECT: **Alcohol License – Change in Licensee and License Representative – Kroger #422**
July 20, 2006, Regular Meeting

Recommendation:
Staff recommends Council consider the attached application for a change in the alcohol license.

Discussion:
Kroger #422, a grocery store located at 1101 North Peachtree Parkway, has submitted a request for a change in the alcohol license. Mr. Timothy F. Brown has requested he be appointed as the Licensee. Mr. Russell (Rusty) Stewart has requested he be appointed as the License Representative. They will attend the meeting on Thursday, July 20th, to answer any questions you may have.

Budgetary Impact:
The change will have no impact on the budget.

JSM:pd

Attachments

(8)

PEACHTREE CITY
PLAN TO STAY™

CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: KROGER #422	**Business Location:** 1101 North Peachtree Parkway P.T.C. GA. 30269	
Nature of Business: Retail	**Mailing Address:** 2175 Parklake Dr. Atlanta	**Business Phone Number:** (770) 486-7200
Name of Licensee: Timothy F. Brown	**Home Address:** 420 Bethany Green Cr. Alpharetta GA 30004	**Home Phone Number:** (770) 496-7400
Name of License Representative: Russell C Stewart	**Home Address:** 109 Austin Lane Locust Grove, GA 30248	**Home Phone Number:** (770) 898-4091

Please indicate type of licenses applying for:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
	Malt Beverage	✓	Malt Beverage		Malt Beverage
	Wine	✓	Wine		Wine
	Distilled Spirits		Distilled Spirits		Distilled Spirits

Please complete information below (use separate sheet if necessary):

NAME Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	ADDRESS Please provide Home Addresses for the individuals listed:	PHONE NUMBERS Please provide Home and Business Phone Numbers for individuals listed:
Please see attached.		

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES NO

If YES, Please Provide Name of Employee: ____________

KROGER FOOD STORES

P. O. Box 105520 Atlanta, Georgia 30348

OFFICERS OF THE KROGER CO.

ATLANTA DIVISION

2006

Name, Title & Address	S.S. Number, Sex & Race	Date of Birth
Lucia, Bruce President 5261 Gauley River Dr. St. Mountain, GA 30087 Dekalb County	[redacted] Stockholder Less than 1%	[redacted]
Hamilton, Horace Vice-President 2175 Parklake Drive Atlanta, GA 30345 Dekalb County	[redacted] Stockholder Less than 1%	[redacted]
Brown, Timothy F. Vice-President 420 Bethany Green Cove Alpharetta, GA 30004 Fulton County	[redacted] Stockholder Less than 1%	[redacted]

CHAIRMAN OF THE BOARD & C.E.O.

David B. Dillon
1014 Vine Street
Cincinnati, OH 45202

PRESIDENT & C.O.O.

Don McGeorge
1014 Vine Street
Cincinnati, OH 45202

PEACHTREE CITY
PLAN TO STAY™

City Hall
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
www.peachtree-city.org

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

Timothy Floyd Brown
Name

420 Bethany Green Cove Alpharetta, GA 30004
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendre, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

July 7, 2006
Date

Major R. M. Dunn
Witness

Pending Criminal History clearance from the State of New Jersey

PEACHTREE CITY
PLAN TO STAY™

City Hall
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
www.peachtree-city.org

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

Russell E. Stewart
Name

109 Austin Lane   Locust Grove, GA 30248
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendre, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

July 7, 2006
Date

Major R. M. Dukes
Witness

Pending Criminal History clearance from the State of New Jersey

CITY OF PEACHTREE CITY
INTER-OFFICE MEMORANDUM

TO: **Mayor Logsdon and Members of Council**

VIA: **City Manager, ATTN: Mr. Bernie McMullen**
Assistant City Manager, ATTN: Mr. Colin Halterman
Director of Finance, ATTN: Paul Salvatore P.S.
Assistant Director of Finance, ATTN: Janet Camburn
Purchasing Agent, ATTN: Angela Egan

FROM: **Stony Lohr**
Fire Chief

DATE: **June 26, 2006**

SUBJECT: **Surplus Equipment – Air Compressor**
(Council Agenda July 20, 2006)

1. RECOMMENDATION. Staff recommends that Council declare the existing air compressor surplus property and authorize the Fire Department to proceed to sell it for $2,000 to the City of Concord.

2. DISCUSSION.

a. The current Fire Department air compressor system is being replaced within the next 90 days with a new system. The current system is a 1995 Eagle Air Compressor with a Baron II cylinder refill system with three internal 6000 psi air cylinders serial number: 0-1999-01.

b. The existing system has a scrap value of between $2,000 and $3,000 dollars.

c. The Concord Volunteer Fire Department of Pike County currently has no capability of filling their air cylinders locally and has no financial means of purchasing a new air compressor system.

d. The City of Concord is willing to purchase the air compressor system for a sum of $2,000.00, provide us with a release of liability and remove the system from station 81 at the time the new system is installed.

e. By selling the air compressor system, weight is approximately 1,200 pounds, to the City of Concord we will not have to move it, store it, or ship it anywhere.

3. BUDGET. The city will obtain $2,000 in unexpected revenue.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

VIA: **City Manager**
Assistant City Manager

FROM: **Administrative Services Director / City Clerk**

DATE: **July 11, 2006**

SUBJECT: **Request for Extension of Alcoholic Beverage License for Katie's Liquor, Beer & Fine Wine**
July 20, 2006 Council Agenda Item

Recommendation:

Staff recommends approval of a request from Katie and John Thomas to extend their alcoholic beverage license for six months to allow for completion of construction of their building.

Discussion:

On February 1, 2006 Ms. Katie Thomas paid for an alcoholic beverage license for Katie's Liquor, Beer & Fine Wine to be located at 102 Lexington Court. City ordinance requires that a business open within six months of issuance of an alcoholic beverage license. The building for Katie's is now under construction but will not be completed within the six-month period (see attached letter). Council has the authority to grant a time extension to allow a business longer than six months to open and has done so with requests from other business owners in the past.

Budget Impact:

No impact.

Katie and John Thomas
218 Woodruff Way
Peachtree City, GA 30269

"Katie's" Liquor, Beer and Fine Wine

July 11, 2006

Dear Mayor and Council Members:

On February 1, 2006 we purchased and were issued our Peachtree City "License for the Sale of Alcoholic Beverages". We submitted our site plans, for the building, to the City Planning Commission in December 2005. On May 2, 2006 we received approval for our site plans. We were issued a building permit in July 2006.

It is in our best interest to get "Katie's" Liquor, Beer and Fine Wine opened as quickly as possible. We have done our best in this regard. As you are probably aware, the approval process for building in Peachtree City takes time. Since our building permit has been issued, work has begun and is moving rapidly.

We have done everything in our power to get the store open as soon as possible. We would greatly appreciate it if the City Council could extend our Liquor license for an additional six months. We hope to be open by the end of September, or early October 2006. We appreciate your consideration in this matter.

Thank you in advance.

Sincerely,

Katie Thomas John Thomas

Katie Thomas and John Thomas

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

VIA: **City Manager**
Assistant City Manager

FROM: **Financial Services Director** P.S.

DATE: **July 13, 2006**

SUBJECT: **Public Hearing – FY 2007 Proposed Budget**

July 20, 2006 City Council Meeting

Recommendation:
Hold a public Hearing to gain input from the general public on the proposed FY 2007 budget.

Discussion:
Council has already discussed the FY 2007 proposed budget at three prior workshop meetings, resulting in numerous adjustments. Staff will show a Powerpoint presentation describing the proposed budget, as it currently stands. There are still several outstanding matters that will be discussed in a separate agenda item following the public hearing. Any other issues that may be raised by the general public during the hearing may also be addressed during this discussion. Staff will then take direction from Council on any final adjustments to the proposed budget. A budget resolution to formally adopt the FY 2007 budget will subsequently be presented at the August 3 City Council Meeting.

Budgetary Impact:
N/A

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager
Assistant City Manager

FROM: Financial Services Director P.S.

DATE: July 14, 2006

SUBJECT: Discussion on FY 2007 Proposed Budget

July 20, 2006 City Council Meeting

Recommendation:
Discuss outstanding issues regarding the FY 2007 Budget and advise staff of any desired changes.

Discussion:
Following the Public Hearing on the Proposed FY 2007 Budget, staff will show a Powerpoint presentation describing the impact of changes made at the last budget workshop meeting, and also raise discussion on some of the outstanding issues that were still being considered at the close of the last workshop meeting.

Budgetary Impact:
N/A

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager
Assistant City Manager

FROM: City Clerk

DATE: July 13, 2006

SUBJECT: Alcohol License – NEW – Moe's Southwest Grill
July 20, 2006, Regular Meeting

Recommendation:
Staff recommends Council consider the attached application for a new alcohol license.

Discussion:
Moe's Southwest Grill, a restaurant to be located at 500 Circle Gate (in The Avenue), has submitted a request for a new alcohol license. Mr. Perry Rhodes had requested he be appointed as the Licensee. Mr. Robert Negrin has requested he be appointed as the License Representative. They will attend the meeting on Thursday, July 20th, to answer any questions you may have.

Budgetary Impact:
The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for beer and wine ($1,350), plus $500 for Sunday Sales.

JSM:pd

Attachments

PEACHTREE CITY
PLAN TO STAY™

CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: Moe's Southwest Grill	**Business Location:** Avenues @ Peachtree City	
Nature of Business: Restaurant	**Mailing Address:** 500 Circle Gate Peachtree City, Ga 30269	**Business Phone Number:** TBD
Name of Licensee: Perry Rhodes	**Home Address:** 155 Waterloch Ct. Lawrenceville, Ga 30043	**Home Phone Number:** (7)277-9140
Name of License Representative: Robert Negrin	**Home Address:** 913 Gettysburg Way Locust Grove, GA 30248	**Home Phone Number:** (678)583-2836

Please indicate type of licenses applying for:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
X	Malt Beverage		Malt Beverage		Malt Beverage
X	Wine		Wine		Wine
	Distilled Spirits		Distilled Spirits		Distilled Spirits

Please complete information below (use separate sheet if necessary):

NAME Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	**ADDRESS** Please provide Home Addresses for the individuals listed:	**PHONE NUMBERS** Please provide Home and Business Phone Numbers for individuals listed:
Perry Rhodes	155 Waterloch Ct Lawrenceville, 30043	(7)277-9140
Debbie Cooper	380 Highgrove Dr. Fayetteville GA	(7)460-2275
3C's Enterprises Inc.	P.O.Box 2335 Peachtree City GA 30269	(6) 938-8690

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES / NO

If YES, Please Provide Name of Employee: ____________________

PEACHTREE CITY
PLAN TO STAY™

City Hall
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
www.peachtree-city.org

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

Perry Wayne Rhodes
Name

155 Waterloch Court Lawrenceville, GA 30043
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendre, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

July 7, 2006
Date

Major R.M. [illegible]
Witness

Pending Criminal History clearance from the State of New Jersey

PEACHTREE CITY
PLAN TO STAY™

City Hall
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
www.peachtree-city.org

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

Robert A. Negrin
Name

913 Gettysburg Way Locust Grove, GA 30248
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendre, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

July 7, 2006
Date

Major R.M. Dukes
Witness

Pending Criminal History clearance from the State of New Jersey

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council Members**

FROM: **City Manager**

DATE: **July 14, 2006**

SUBJECT: **Presentation on ARC Performance Appraisal Plan**
July 20, 2006 Council Agenda

Ms. Kellie Brownlow, ARC Division Chief, Local Government Services, will attend the July 20, 2006 Council meeting to give a brief presentation on the project scope and schedule for a new performance appraisal system ARC is developing for the City.

BJM/jsm

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

FROM: **City Manager**

DATE: **July 14, 2006**

SUBJECT: **Donation of 20.07 Acres of Land Adjacent to Platinum Ridge**
July 20, 2006, City Council Meeting

Recommendation:

That Council accept the donation of 20.07 acres of land from Peach State Land Development, Inc., authorize Mayor Logsdon to sign the attached agreement, and authorize the City Manager to sign the attached letter acknowledging the donation.

Discussion:

On May 4, 2006, Council approved the deannexation of property to allow for the development of the Platinum Ridge subdivision in unincorporated Fayette County. At that time, the developer indicated his desire to donate a portion of the property west of Camp Creak and remaining within the city limits to the City of Peachtree City. The attached documents finalize this donation.

Budget Impact:

This item has no budgetary impact.

AGREEMENT REGARDING
DONATION OF LAND

THIS AGREEMENT (this "Agreement"), is made as of this _______ day of _________________________, 2006, between PEACH STATE LAND DEVELOPMENT, INC., a Georgia Corporation ("Donor"), of the State of Georgia and The City of Peachtree City, a Municipal Corporation, of the State of Georgia ("Donee").

WITNESSETH:

WHEREAS, Donor is the owner of certain property located in Land Lot 64 of the 7th Land District, Fayette County, Georgia, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Land"), (the Land, together with all easements and right of ways now or hereafter located in, on or under the Land, collectively, the "Gift Property");

WHEREAS, Donor has agreed to donate and Donee has agreed to accept the Gift Property as a gift to Donee subject to the terms and conditions contained herein; and

WHEREAS, it is necessary to have a survey completed of the Gift Property to delineate the exact boundaries of the property to be donated and Donor has agreed to pay the cost of the survey; and

WHEREAS, it is necessary to have an appraisal made of the Gift Property by a certified appraiser (hereinafter the "Appraisal") to establish the value of the Gift to Donee and Donor has agreed to pay the cost of the Appraisal; and

WHEREAS, to induce Donee to accept the Gift Property, Donor has agreed to provide this Agreement for Donee's benefit.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Donee, by its acceptance of the Gift Property hereof, and Donor in further consideration of Donee accepting the Gift Property, hereby agree as follows:

1. Donor agrees to pay the cost of the survey of the Gift Property.

2. Donor shall pay all ad valorem taxes levied by Fayette County, Georgia on the Gift Property for the year 2006.

3. Donor shall pay the cost of an Appraisal of the Gift Property and furnish a copy to Donee.

4. Donor represents the Gift Property to be valued at $227,000.00 as per the Appraisal.

5. Based upon Donor's Representation and the Appraisal, Donee shall furnish a letter to Donor certifying Donor's gift of the Gift Property.

6. Donor shall execute the following documents to effectuate the transfer of the Gift Property:

a. Warranty Deed
b. Owner's Affidavit
c. Settlement Statement

7. *GOVERNING LAW.* THIS AGREEMENT AND THE RIGHTS AND OBLIGATIONS OF THE PARTIES HEREUNDER SHALL IN ALL RESPECTS BE GOVERNED BY, AND INTERPRETED AND DETERMINED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF GEORGIA.

IN WITNESS WHEREOF, Donor has caused this Agreement to be executed under seal as of the day and year first written above.

Donor:
PEACH STATE LAND DEVELOPMENT, INC.

By: ______________________________(SEAL)
Roderick A. Wright, President/CEO

Attest: ______________________________
Donald Brandenburg, Secretary

(Signatures continued on next page)

Donee:
CITY OF PEACHTREE CITY, GEORGIA

By: ________________________________(SEAL)
Harold Logsdon, Mayor

Attest: ___________________________________
Jane Miller, City Clerk

PEACHTREE CITY
PLAN TO STAY™

CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

July 21, 2006

Roderick A. Wright, President/CEO
Peach State Land Development, Inc.
213 Jeff Davis Place
Suite 103
Fayetteville, Georgia 30214

Dear Mr. Wright:

Thank you for your recent gift of land to the City of Peachtree City in the amount of $227,000.00.

The land dedicated to the City, located in Land Lot 64 of the 7th Land District of Fayette County, Georgia, consisting of 20.07 acres of vacant land was accepted by the City Council of the City of Peachtree City on July 20, 2006.

Since the City has not provided goods or services to you in consideration for this gift, your gift is deductible from your income tax if you itemize deductions, subject to such deduction being allowed by the Internal Revenue Service and Georgia Department of Revenue.

Sincerely,

Bernard J. McMullen, City Manager
City Manager

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council Members**

VIA: **City Manager** Bernard M. McMullen
Assistant City Manager CWM
Financial Services Director P.S.
Assistant Financial Services Director
Purchasing Agent ANO
Police Department JDM
Manager of Facilities Maintenance DM

FROM: **Public Services Director**

DATE: **July 11, 2006**

SUBJECT: **Cell Tower Grounding Repair**
July 20, 2006 City Council Agenda

Recommendation:

Staff recommends that Council award the grounding repairs to the City's Cell Tower (located behind the Library) to Dyco Enterprises, Inc, of Doraville, Georgia, for their base bid of \$52,800.00 plus \$195.50 per each additional rod, \$500.00 to retest and \$125.00 per bag for augmenting soil.

Discussion:

The tower houses the 911 emergency communication system for the Peachtree City Fire and Police Departments in addition to City antennas, multiple cellular carriers and others. The City realizes a significant source of income by leasing space on the City's cell tower. In FY 05, the City received \$105,595 and for FY 06 the City has received \$92,913. For many years, the City has derived revenue with little to no maintenance costs.

In order to maintain public safety communications ability, due to new technologies and liability issues, the City is obligated to modernize the tower site and bring the tower up to minimum industry standards. For example, it is currently not safe for more than one maintenance technician to work on the site at a time. Clearly, in the event of an emergency, this could create a public safety issue.

The City needs to implement annual halo validating (performed by an independent testing authority) as well as annual maintenance on the tower. These annual services can only be done if repairs are made to the halo system.

In May 2006, staff solicited bids for the halo repair of the City's Cell Tower. Five firms responded by sending representatives to the mandatory pre-bid meetings.

All five contractors responded to the bid as follows:

Andrew Systems	Marietta, GA (plus additional costs)	**$18,112.00**
Dyco Enterprises	Doraville, GA (plus additional costs)	**$52,800.00**
Tricon Services	Acworth, GA (plus additional costs)	**$54,935.00**
Frontier Electric	Peachtree City, GA (plus additional costs)	**$97,500.00**
Diversified Electric, Inc.	Marietta, GA (plus additional costs)	**$112,925.00**

The apparent low bidder, Andrew Systems, Inc., did not submit the required bid bond with the bid. The Purchasing Agent contacted them and gave them additional days to submit their required bid bond. The bid bond was not delivered as promised. After additional inquiry, the submitter, Clay Chambers, informed the Purchasing Agent that he had been instructed not to send the bid bond and that Andrew Systems no longer was interested in this project. After only a brief conversation, it was apparent the bid amount did not include all the expenses Andrew Systems would incur to complete this project. After making every reasonable effort to work with this bidder, the Purchasing Agent had no choice but to declare the apparent low bid from Andrew Systems, Inc. as unresponsive.

On Wednesday, June 28, 2006, the Mayor, City Engineer, Public Service Director, Manager of Facilities Maintenance and the Purchasing Agent met with Dyco Enterprises, Inc. – the "new" low bidder. Staff was impressed with the thoroughness of the bid as well as the ability of this bidder to provide a quality service to the City.

The Purchasing Agent conducted a thorough reference check on Dyco Enterprises, Inc., with excellent results for dependability, reliability, scheduling, staying within budget and other critical factors.

Budget

This necessary repair project is not budgeted. There are adequate funds available ($249,869) in the 2006 PIP contingency for this repair.

Attachment

CITY OF PEACHTREE CITY, GEORGIA

BID/TENDER FORM

Owner:

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Bidder's Name and Address:
DYCO ENTERPRISES, INC.
6301 BUTTON GWINNETT DRIVE
DORAVILLE, GA 30340

Due Date: June 1, 2006

1. Pursuant to and in compliance with the Invitation to Bid and the proposed Contract Documents relating to the construction project known as:

CELL TOWER GROUNDING REPAIR

Including Addenda 1 & 2, the undersigned, having become thoroughly familiar with the terms and conditions affecting the performance and costs of the work at the place where the work is to be completed, and having fully inspected the site and all particulars, hereby proposes and agrees to fully perform the work within 90 calendar days and in strict accordance with the Contract Documents, including furnishing any and all labor and materials, and to do all of the work in accordance with the Contract Documents for the following lump sum, hereinafter referred to as the Base Bid of:

Base Bid $ 52,800.00

Unit prices for possible additional incremental work due to inadequate soils include on attached sheet.

2. The undersigned has checked the above figure, and understands that the owner will not be responsible for any errors or omissions on the part of the undersigned in preparing this bid.

3. In submitting this bid, it is understood that the right is reserved by the Owner to reject any or all bids and waive all irregularities in connection herewith.

4. The undersigned declares that the person or persons signing the bid is/are fully authorized to sign on behalf of the firm listed and to fully bind the firm listed to all of the bid's conditions and provisions thereof.

5. It is agreed that no person or persons or company other than the firm listed below or as otherwise indicated has any interest whatsoever in this bid or the contract that may be entered into as a result of this bid and that in all respects the bid is legal and firm, submitted in good faith without collusion or fraud.

6. It is agreed that the undersigned has complied or will comply with all requirements of local, state, and federal laws, and that no legal requirements had been or will be violated in making or accepting this bid, in awarding the contract to him/her and/or in the prosecution of the work required.

7. The Owner will not be bound to enter into a Construction Contract with the low bidder unless a mutually acceptable construction cost is reached.

8. The undersigned agrees to commence actual physical work on the site with an adequate force and equipment no later than twenty (20) days after award.

9. The undersigned agrees that this proposal may not be revoked or withdrawn after the time set for the opening of the bids but shall remain open for acceptance for a period of ninety (90) days following such time.

10. If written notice of the acceptance of this bid is mailed or delivered to the undersigned within ninety (90) days after the date set for the opening of this bid, or any other time thereafter before it is withdrawn, the undersigned will execute and deliver to the Owner proof of insurance coverage, all within ten (10) days after personal delivery or after deposit in the mails of the Notice of Award of this bid.

11. The names of all persons interested in the foregoing bid as principals are listed below:

(IMPORTANT NOTICE: If a bidder is a corporation, give legal name of the corporation, state where incorporated, and the name of its president and secretary. If a partnership, give the name of the firm and the names of all individual co-partners composing the firm. If the bidder is an individual, give first and last name in full.)

INCORPORATED IN GEORGIA

PRESIDENT-TODD J. MAXWELL

SECRETARY/TREASURER-KEVIN G. MAXWELL

12. Addendum Receipt: The receipt of the following addendum to the specifications is acknowledged.

Addendum No. 1 dated 5/24/06

Addendum No. 2 dated 5/31/06

Date of Bid: JUNE 8, 2006

Firm Name: DYCO ENTERPRISES, INC.

Business Address: 6301 BUTTON GWINNETT DRIVE
(No post office boxes)

DORAVILLE, GA 30340

Submitted By: Fred T. Maxwell
(Signature in blue ink)

FRED T. MAXWELL
(Printed name)

Telephone Number: 770 449-7080

Fax Number: 770 449-8030

E-mail Address: fmaxwell@dyco.com

NOTE: Bidders should not add any conditions or qualifying statements to this bid or otherwise the bid may be declared irregular as being not responsive.

Unit prices for possible additional incremental work due to inadequate soils:

1) unit price for adding additional rods-$195.00 ea. plus $500.00 to retest

2) unit price for augmenting soil-$125.00 per rod

CITY OF PEACHTREE CITY

QUESTIONNAIRE SHEET

The undersigned guarantees the truth and accuracy of all statements and answers herein contained.

1. How many years has your organization been in business as an Electrical Contractor?
   EIGHT YEARS

2. What is the last project of this nature that you have completed? Give project name and describe the scope of the project, contact person, address and telephone number.

   LOCKHEED F-22/BUILDING L-11

   INSTALLING UNDERFLOOR RF GRID

   HENSLER & BEAVERS3836B STEWART RD DORAVILLE, GA 30340 (770) 452-0700

3. Have you ever failed to complete work awarded to you: if so, where and why?

   NO

4. The following are named as all relevant corporations or individuals for which you have performed work in the last three (3) years: (Give company name, contact person, address, telephone number and the project name).

   HENSLER & BEAVERS 3836B STEWART RD DORAVILLE, GA 30340 (770) 452-0700

   LUSK & ASSOCIATES 400 CURIE DRIVE ALPHARETTA, GA 30005 (678) 624-0202

   CAPITAL CONSTRUCTION 1225 WINCHESTER PKWY SMYRNA, GA 30080 (770) 436-5551

   DLP CONSTRUCTION 5935 SHILOH RD ALPHARETTA, GA 30005 (770) 887-3573

(use additional pages as needed)

5. Have you personally inspected the proposed work and have you a complete plan for its performance?

   YES

6. Will you sublet any part of this work? If so, specify all possible contractors, giving business name, phone, contact and type of work:

   TESTING:) ELECTRICAL TESTING, INC.

   205 EVERGREEN ST ROME, GA 30161 (706) 234-7632

(continued)

(use additional pages as needed)

7. State the true, exact, correct and complete name of the partnership, corporation, or trade name under which you do business, and the address of the place of business. (If a corporation, state the name of the President and Secretary. If a partnership, state the names of all partners. If a trade name, state the names of the individuals who do business under the trade name.) It is absolutely necessary that this information be furnished.

DYCO ENTERPRISES, INC.

Correct Name of Bidder

(a) The business is a (~~Proprietorship)(Partnership~~) (Corporation).

(b) The address of principal place of business is:

6301 BUTTON GWINNETT DRIVE DORAVILLE, GA 30340

(c) The telephone number and facsimile number are:

TEL 770 449-7080 FAX 770 449-8030

(d) The names of the corporate officers, or partners, or individuals doing business under a trade name are as follows:

Name	Title
TODD J. MAXWELL	PRESIDENT
KEVIN G. MAXWELL	SEC./TREAS.

Todd J. Maxwell

Bidder

(e) The name(s) of the agent of the corporation registered with the Secretary of State and address:

Name	Title
TODD J. MAXWELL	PRESIDENT

6301 BUTTON GWINNETT DRIVE DORAVILLE, GA 30340

Address

END OF SECTION

BID BOND

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, That we, Dyco Enterprises, Inc.

6301 Button Gwinnett Dr., Doraville, GA 30340

as Principal, hereinafter called the Principal,

and the Cincinnati Insurance Company,

of P. O. Box 145496, Cincinnati, OH 45250-5496, a corporation duly organized under

the laws of the State of OHIO, as Surety, hereinafter called the Surety, are held and firmly bound unto

City of Peachtree City, GA as Obligee, hereinafter called the Obligee,

in the sum of 5% of Bid Amount --

Dollars ($ 5% of Bid Amount), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Grounding Repairs on the City's Cell Tower

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 8th day of June, 2006.

Cheryl D. Tumlin
CHERYL D TUMLIN
Witness

Dyco Enterprises, Inc. (Seal)
Principal

TODD J MAXWELL
PRESIDENT
Title

Carolyn F. Smith
Carolyn F. Smith
Witness

The Cincinnati Insurance Company
By Richard A. Gazaway
Richard A. Gazaway
Attorney-in-Fact

FR

THE CINCINNATI INSURANCE COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY, a corporation organized under the of the State of Ohio. and having its principal office in the City of Fairfield. Ohio. does hereby constitute and appoint

John P. Langsford; Sam Phillips McKenzie, Jr.; Richard A. Gazaway; Robert N. Reynolds; Douglas R. Johnson and/or Sharon G. Dixon

of Atlanta, Georgia its true and lawful Attorney(s)-in-Fact to sign, execute, and deliver on its behalf as Surety, and as its act and deed, any and all bonds, policies, undertakings, or other like instruments, as follo

Any such obligations in the United States, up to Fifteen Million and No/100 Dollars ($15,000,000.00).

This appointment is made under and by authority of the following resolution passed by the Board of Directors of said Comp at a meeting held in the principal office of the Company, a quorum being present and voting, on the 6th day of December, 1958. wh resolution is still in effect:

"RESOLVED, that the President or any Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation; and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by t Board of Directors of the Company at a meeting duly called and held on the 7th day of December, 1973.

"RESOLVED, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

IN WITNESS WHEREOF, THE CINCINNATI INSURANCE COMPANY has caused these presents to be sealed with i corporate seal, duly attested by its Senior Vice President this 28th day of April. 1999.

The Cincinnati Insurance Company CORPORATE SEAL OHIO

THE CINCINNATI INSURANCE COMPANY

Daniel T. McCurdy

Senior Vice President

STATE OF OHIO) ss:
COUNTY OF BUTLER)

On this 28th day of April, 1999, before me came the above-named Senior Vice President of THE CINCINNATI INSURANCE COMPANY, to me personally known to be the officer described herein, and acknowledged that the seal affixed to the preceding instrumen is the corporate seal of said Company and the corporate seal and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporation.

NOTARIAL SEAL STATE OF OHIO

Mark J. Huller

MARK J. HULLER, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date. Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Secretary of THE CINCINNATI INSURANCE COMPANY, hereby certify that the above is a true and correct copy of the Original Power of Attorney issued by said Company, and do hereby further certify that the said Power of Attorney is still in full force and effect.

GIVEN under my hand and seal of said Company at Fairfield, Ohio.
this **8TH** day of **JUNE, 2006**

The Cincinnati Insurance Company CORPORATE SEAL OHIO

Carl Baack

Assistant Secretary

BN-1005 (4/99)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council

FROM: City Manager
Financial Services Director

DATE: June 12, 2006

SUBJECT: ECONOMIC DEVELOPMENT GRANT – COOPER WIRING
July 20, 2006, Council Agenda

Recommendation: That Council authorize payment of a $20,000 Economic Development Grant as the City's contribution towards the construction of the entrance road to Cooper Wiring Devices.

Discussion: In November 2003, the Fayette County Development Authority (FCDA) requested assistance from the City for an Economic Development Grant associated with the location of Cooper Wiring Devices to Peachtree City. Mayor Brown, in a letter dated November 13, 2003, (copy attached) committed to participating in the development grant for $20,000 towards the construction of the entrance road to the Cooper Wiring facility. Staff has received a letter dated June 7, 2006, (copy attached) from Randy Hayes, Chairman of the FCDA, requesting the $20,000 grant payment since the construction of the Cooper Wiring Devices has been completed.

Budget Impact: Recommend the $20,000 be funded from Council Contingency. If approved, the remaining balance in this account will be $40,500.

BJM:gr

Attachments

Peachtree City
Georgia

November 14, 2003

Mr. Brian Cardoza, President/CEO
Fayette County Development Authority
200 Courthouse Square
Fayetteville, GA 30214

Dear Mr. Cardoza:

Please use this correspondence as Peachtree City's affirmation of a development grant in the amount of $20,000 toward entrance road construction for a potential new development on State Route 74-South.

Our City Manager, City Finance Director and a majority of City Council have expressed that they feel this opportunity would be beneficial to our city. Our commitment on road improvements in the State Route 74-South corridor both at the state and local level are firm, and we are look forward to continued progress.

We are excited about this new opportunity. Please do not hesitate to call us if we can be of further assistance in this endeavor.

Sincerely,

Stephen D. Brown
Mayor

SDB:gr

cc: City Manager

FAYETTE COUNTY
Georgia
Development Authority

June 7, 2006

Bernard McMullen
City Manager
151 Willowbend Road
Peachtree City, GA 30269

Bernie,

Thank you for the letter dated May 31, 2006 in reference to the grant of $20,000 that Mayor Brown and Council made to help in the development of a new site for Cooper Wiring Devices.

Since the Cooper Wiring Devices building is now complete, they have requested the $20,000 grant that was previously offered by the city to offset the entrance road construction costs at their site. Attached is a copy of the correspondence from Mayor Brown to Brian Cardoza that related to that grant.

The Development Authority wants to thank Peachtree City for this grant and their commitment to help bring a world-class headquarters facility of Cooper Wiring Devices quality to Peachtree City and to Fayette County.

Sincerely,

Randy

Randy Hayes
Chairman
Fayette County Development Authority

www.FayetteGA.org
200 Courthouse Square • Fayetteville, GA 30214 • 770.461.5253 • Fax 770.460.0259 • AEDO

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council Members**

VIA: **City Manager**
Assistant City Manager
Financial Services Director P.S.
Assistant Financial Services Director
Purchasing Agent

FROM: **Public Services Director**

DATE: **July 14, 2006**

SUBJECT: **Bids for Backhoe Replacement**
July 20, 2006 City Council Agenda

Recommendation:

Staff recommends that Council authorize the Purchasing Agent to place an order with Wade Tractor & Equipment, Inc., of Griffin, GA, in the amount of $44,878.57 for a New Holland Construction 2WD Backhoe, as per the attached quotation/specifications, on or before July 31, 2006, in order to take advantage of current State Contract pricing.

Discussion:

On June 16, 2006, staff advertised for bids for a two-wheel-drive backhoe loader. Two bids were received and opened on July 10, 2006, with the following results:

Metrac, Inc.	(Atlanta, GA)	**$66,950.00**
Company Wrench	(Carroll, OH)	**$70,674.91**

In addition, we have the State Contract Quote #S030628 from Wade Tractor, dated May 23, 2006, in the amount of **$44,878.57**. The state contract price represents a discount of about 33% off typical pricing for this equipment. The State Contract price is good through July 31, 2006.

Budget

The backhoe is budgeted in the FY 2007 Public Improvement Program and will be purchased for delivery after October 1, 2006.

NEW HOLLAND

Your success – Our specialty

WADE TRACTOR & EQUIPMENT, INC

1218 ENTERPRISE WAY * GRIFFIN, GA 30224

(770) 227 - 2011 / FAX: (770) 227 - 1206

WWW.WADETRACTOR.COM

NEW HOLLAND

STATE CONTRACT QUOTE - S030628

CUSTOMER: City of Peachtree City (Scott Hicks)

DATE: 05/23/2006

ADDRESS:

CITY: Peachtree City

COUNTY: Fayette

STATE: Ga

ZIP:

Phone: 770-487-5183

Mobile:

Fax: 770-631-2533

OTHER: shicks@peachtree-city.org

QTY	MODEL	DESCRIPTION	CAT OR ACC. %	UNIT AMOUNT	DISCOUNT AMOUNT	AMOUNT
1	B95SFB110	New Holland Construction 2WD Cab Standard Dipper Backhoe with 95 Gross HP equipped with 2 lever mechanical controls and a 1.1 cu. Yd. Standard Loader Bucket	33%	$ 58,843.00	$ 19,418.19	$ 39,424.81
1	01	11Lx16 10 Ply Front & 19.5L X 24 10 Ply R4 Rear Tires	33%	$1,941.00	$ 640.53	$ 1,300.47
1	205	Factory Air Condition	33%	$ 1,893.00	$ 624.69	$ 1,268.31
1	243	Super Deluxe Air Ride Seat with 3 In. Seat Belt	33%	$ 1,018.00	$ 335.94	$ 682.06
1	245	Speedometer	33%	$ 217.00	$ 71.61	$ 145.39
1	250	Tilt Steering wheel	33%	$ 383.00	$ 126.39	$ 256.61
			EQUIPMENT SUB TOTAL	**$ 64,295.00**	**$ 21,217.35**	**$ 43,077.65**

ACCESSORIES

QTY	MODEL	DESCRIPTION	CAT OR ACC. %	UNIT AMOUNT	DISCOUNT AMOUNT	AMOUNT
1	079	Grid Heator- cold Start includes dual batteries	33%	$ 388.00	$ 128.04	$ 259.96
1	469	1.3 cu. Yd. HD Bucket with cutting Edge in leu of 1.1 Standard Bucket	33%	$ 400.00	$ 132.00	$ 268.00
1	488	Flip Over Reversable stabilizer Pads (Dirt to street)	33%	$ 667.00	$ 220.11	$ 446.89
1	507	24" Standard Duty Short Lip Bucket	33%	$ 1,037.00	$ 342.21	$ 694.79
1	485	Backhoe Lift Eye	33%	$ 84.00	$ 27.72	$ 56.28
1		Delivery		$ 75.00	$ -	$ 75.00
					$ -	$ -
					$ -	$ -
					$ -	$ -
					$ -	$ -
			ACCESSORIES SUB TOTAL	**$ 2,651.00**	**$ 850.08**	**$ 1,800.92**
			EQUIPMENT SUB TOTAL	**$ 64,295.00**	**$ 21,217.35**	**$ 43,077.65**
				$ 66,946.00	**$ 22,067.43**	**$ 44,878.57**

COMMENTS:

Delivery in 90 to 180 Days Depending on availability at time of order.Prices good thru 7-31-06

DEALER

CUSTOMER